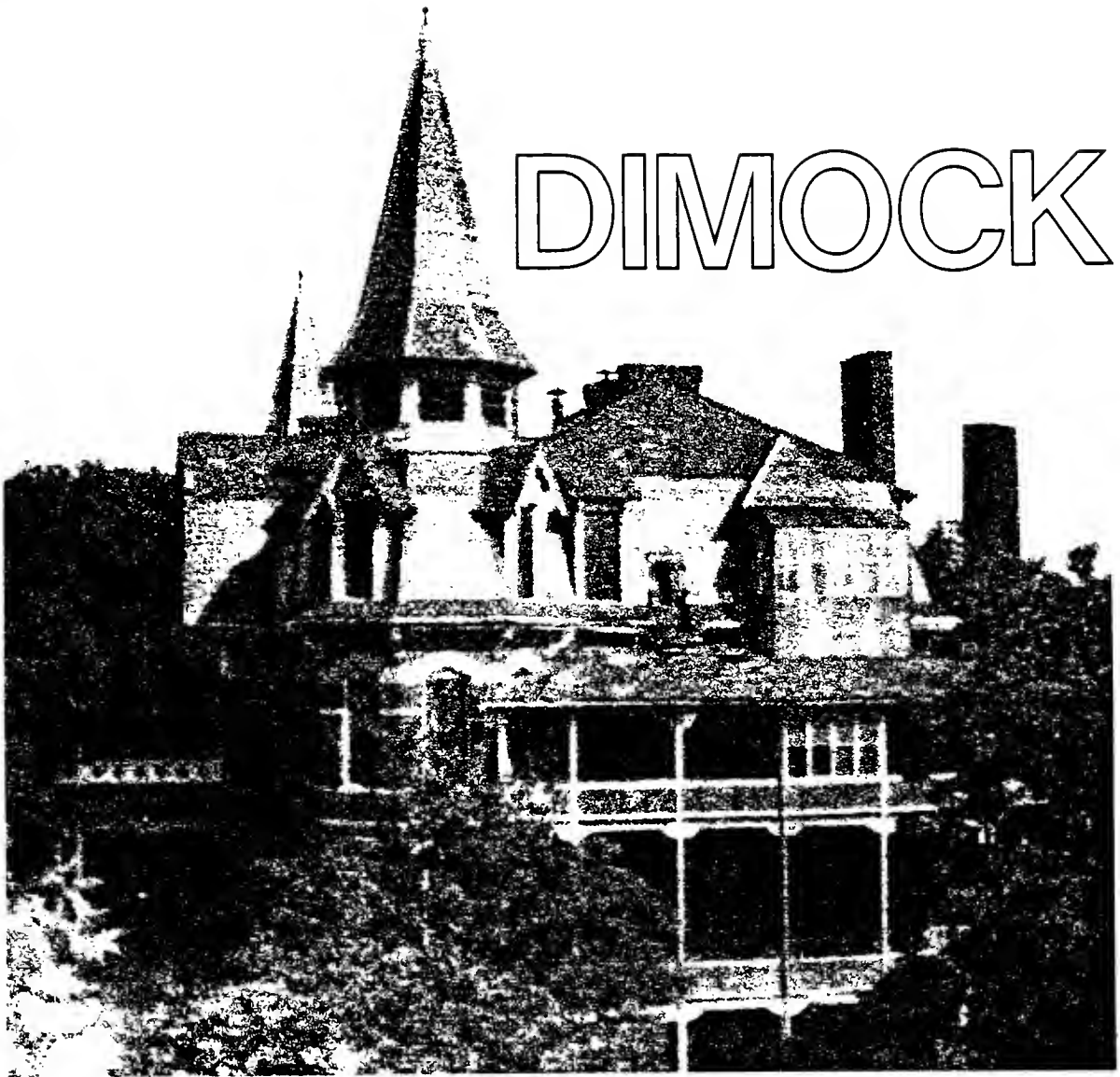


DIMOCK



Guidelines for
**Preservation, Stewardship
& Development**

Guidelines for the
Preservation, Stewardship, and Development
of the
Dimock Community Health Center Campus
55 Dimock Street
Roxbury, Massachusetts

Prepared by August Associates, Architects
under contract with
Historic Boston Incorporated
with partial financial support through the
Boston Landmarks Commission
from the City of Boston
Neighborhood Development and Employment Agency
Community Development Block Grant funds.

November 1984

Preface

by Stanley M. Smith
Executive Director, Historic Boston Incorporated

The responsibility so often neglected by leaders and circumstances is "how to take care of what we already have" - particularly in historic Roxbury.

The dilapidation afflicting the buildings and grounds that make up the campus of the Dimock Community Health Center is a reflection of the devastation elsewhere in Roxbury. Here time and events have conspired to threaten or destroy scores of significant buildings which might be individually equivalent to landmarks in other parts of this country.

Taking care of things costs money, but the commitment to take care of things may be more difficult to obtain than the money. It is easier to get something new, by going to a store or by floating bonds for a capital budget, than to take care of things grown dull with familiarity. When money is spent, someone usually knows the cost, if not the value, of what is paid for. When money is not spent (or not set aside and reserved), rarely does anyone know the immediate costs, until the postponement is so absurd that helplessness sets in.

The METCO staff that has offices in the Zakrzewska Medical building at the Dimock Community Health Center could argue forcefully that failure to halt roof leaks has reached the point of absurdity from the perspective of human comfort. It may also be reaching the point of absurdity from the perspective of historic building conservation, if not simple asset management.

Historic Boston Incorporated and the Boston Landmarks Commission are sponsoring this study because Dimock's buildings and campus are a significant part of the City's architectural and cultural heritage and because Dimock's leadership is seeking new approaches to the management of its real estate assets.

The preservation that we are advocating is nothing more than sophisticated stewardship - or taking care of what is already there. It is only sophisticated in that when money gets spent on building maintenance, it should re-emphasize the existing distinction of Dimock's campus.

This study aims to be a step toward setting up a program of stewardship for Dimock by pinpointing priorities and estimating costs.

A lot of money is needed to catch up and repair the neglect that has afflicted Dimock. Some money should come from charitable sources that wish to support Dimock health care services. Some money should come from private investment that uses historic preservation tax incentives. And finally, there may be ways to undertake limited expansion, of both its income base and building stock, without compromising the bucolic, park like setting of the campus.

Dimock looks like a special place and it enjoys a tradition of expressing care and concern for people. Would it not be the mark of a civilized city and nation that Dimock campus be a reflection of caring rather than neglect?

DIMOCK
REHABILITATION AND DEVELOPMENT GUIDELINES

August Associates has been retained by the Dimock Community Health Center, through the offices of Historic Boston, Incorporated and the Boston Landmarks Commission, to provide architectural, development planning, and preservation consulting services for its buildings and campus located off Columbus Avenue in the Egleston Square district of Roxbury.

Specifically, August Associates is to perform the following tasks:

1. Establish Standards and Criteria for Conservation, Rehabilitation and Development.
2. Provide a Development Feasibility Plan for the Zakrzewska Medical Building (now known as the Metco Building) and the Laundry Building.
3. Inventory Development Options generally for the entire campus with emphasis on the Zakrzewska and Laundry Buildings and on vacant developable land.
4. Prepare schematic plans for at least one but not more than three development schemes for each building.
5. Address the long term needs of maintaining the value and viability of Dimock's physical infrastructure.

This, the first report in this study, is designed to present: Standards and Criteria for Conservation and Development, and to identify specific architectural features and major long term maintenance priorities. The section on site and landscape features and an identification of areas appropriate for future development was prepared by Nancy Lamb, Landscape Consultant.

Following this report and utilizing the information documented herein, a workshop has been scheduled to identify and assess ways to infuse capital in under-utilized buildings and land on Dimock's campus. The long-term goal is to insure that the property is preserved and maintained and to insure that Dimock is financially self-sufficient. Proven leaders in finance, real estate and community development, planning, preservation, and neighborhood conservation have agreed to participate. The results of the workshop will help formulate the Development Options available to Dimock and from these, specifications will be developed to execute those deemed most appropriate.

TABLE OF CONTENTS

Executive Summary.	p. 11
Site Plan Identifying Property Boundaries and Buildings.	p. 12
General History of the Dimock Complex.	p. 13
Historic "1931" Aerial Photograph.	p. 15
Standards and Criteria for Conservation, Rehabilitation and Development	p. 17
Guidelines for Applying the Standards for Conservation, Rehabilitation and Development . . .	p. 23
Specific Architectural Features and Major Areas in Need of Repair and Restoration.	p. 33
Cary Cottage (5,653 sq. ft.)	p. 35
General information.	p. 36
Important features	p. 38
Photographs with notes	p. 39
Prioritized rehabilitation suggestions . . .	p. 45
Zakrzewska Medical Building (18,333 sq. ft.) .	p. 49
General information.	p. 51
Important features	p. 53
Photographs with notes	p. 55
Prioritized rehabilitation suggestions . . .	p. 67
Power House (3,039 sq. ft.)	p. 71
General information.	p. 73
Important features	p. 74
Photographs with notes	p. 75
Prioritized rehabilitation suggestions . . .	p. 77
New Laundry Building (3,093 sq. ft.)	p. 79
General information.	p. 81
Important features	p. 82
Photographs with notes	p. 83
Prioritized rehabilitation suggestions . . .	p. 87
Sewall Maternity Building and Ward (24,110 sq. ft.)	p. 89
General information.	p. 91
Important features	p. 93
Photographs with notes	p. 95
Prioritized rehabilitation suggestions . . .	p. 103

Edna B. Cheney Surgical Building	
(14,912 sq. ft.) . . . . .	.p. 107
General information. . . . .	.p. 109
Important features . . . . .	.p. 111
Photographs with notes . . . . .	.p. 113
Prioritized rehabilitation suggestions . . .	.p. 119
Goddard Home for Nurses (14,780 sq. ft.) . . .	.p. 123
General information. . . . .	.p. 125
Important features	p. 127
Photographs with notes . . . . .	.p. 129
Prioritized rehabilitation suggestions . . .	.p. 133
Linda Richards Building (25,143 sq. ft.) . . .	.p. 137
General information. . . . .	.p. 139
Important features . . . . .	.p. 141
Photographs with notes . . . . .	.p. 143
Prioritized rehabilitation suggestions . . .	.p. 151
Landscape Features . . . . .	.p. 155
General information. . . . .	.p. 157
Site features. . . . .	.p. 161
Maintenance and development. . . . .	.p. 165
Ordering . . . . .	.p. 169
Circulation - signage. . . . .	.p. 173
Future development . . . . .	.p. 177
Photograph analysis of landscape features. .	.p. 179

EXECUTIVE SUMMARY

In identifying significant site and architectural features at Dimock and in trying to pinpoint major long-term maintenance priorities and development opportunities, it became quite clear that the complex possessed an abundance of problems and opportunities. It seems best to group these into four areas:

1. Urgent Needs
2. Annual Maintenance Priorities
3. Suggested General Improvements
4. Future Development Opportunities

The following summarizes these four areas:

Urgent Needs

1. Restore all roof areas and roof drainage systems on the Zakrzewska Medical Building.
2. Stabilize the Laundry Building and protect from vandalism.
3. Complete the restoration and rehabilitation of the Cary Cottage.
4. Restore roof and water drainage system including soffit, fascia and cornice area on the Edna B. Cheney Surgical Building.
5. Restore roof and drainage system on the Sewall Building.
6. Repair and restore concrete and masonry on the arched loggia of the back porch area on the Goddard Building.
7. Point and repair exterior masonry on the Linda Richards Building.

It is estimated that if done today, the work described above could cost in excess of \$750,000.

Annual Maintenance Priorities

1. Insulate all roof areas, attics and soffits exposed to the outside.
2. Replace all broken glass and caulk and weathstrip windows.
3. Scrape and paint all exterior wood and metal surfaces (every 5 years).
4. Rake and repoint all masonry where required.
5. Clean all gutters, downspouts, and drains.
6. Repair all broken roof shingles and check flashings for defects.
7. Clean up all wooded and landscaped areas, mow grass, prune trees and shrubs and remove ivy growth from masonry.

It is estimated that the annual maintenance described above could cost as much as \$100,000. per year.

Suggested General Improvements

1. Establish appropriately sized parking areas convenient for building access and eliminating randomly parked vehicles.
2. Repoint and repair freestanding stone walls, retaining walls, brick entrance piers, and the iron fence.
3. Adopt a consistent graphics and signage program.
4. Remove incompatible lighting fixtures from all exterior facades and replace with more appropriate fixtures.
5. Replace all modern aluminum and glass entries with appropriate replacements that duplicate original design.
6. Replace all existing single glazed windows and sash with new double-glazed units.

It is estimated that the cost for these improvements could exceed \$500,000.

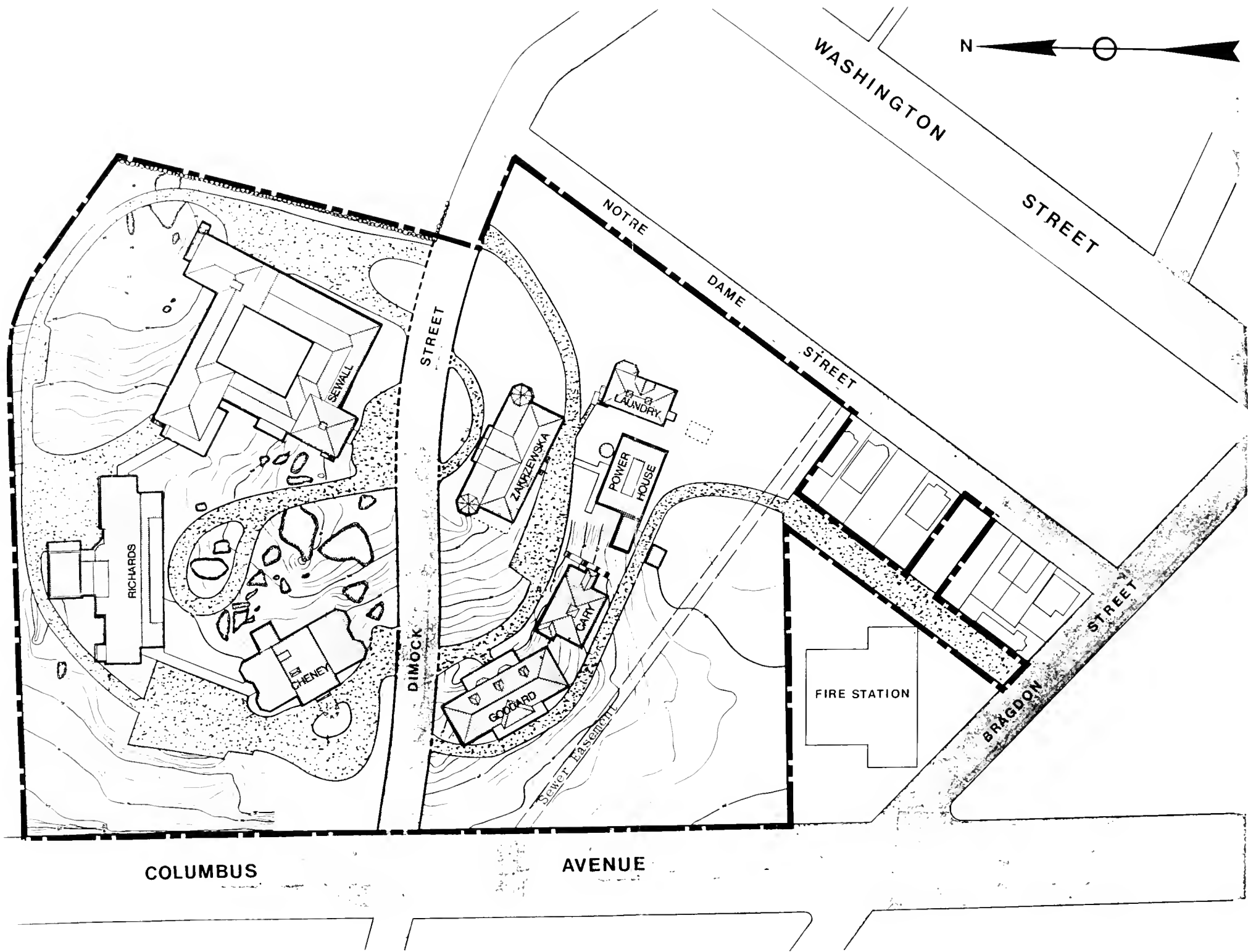
Future Development Opportunities

This is the area that presents the most potential for finding a way for Dimock to pay for the above mentioned work while also expanding the present facilities and making the complex more self-sufficient.

While most of the buildings at Dimock are currently occupied with rent paying tenants the use of space is less than efficient. Corridors are too wide, attic and basement space is underutilized, and in the case of the Zakrzewska (METCO) Building, the space is in such poor condition that it is practically inhabitable. The Laundry Building has been sitting unused for many years and unless soon rehabilitated, it will deteriorate to a point where it can no longer be reused.

Adjacent vacant and overgrown property could be put to a higher and better use, and neighboring run down and abandoned residential properties within the streets defining the Dimock complex could be incorporated to increase the potential areas for development.

It is estimated that the development potential exceeds \$10,000,000. in bricks and mortar costs for rehabilitations to existing buildings and for new development on vacant and adjacent land.



Dimock Community Health Center
55 Dimock Street
Roxbury, Massachusetts

General History

The Dimock Community Health Center was founded originally as The New England Hospital for Women and Children. Just preceding the Civil War, in 1859, a young Dr. Marie E. Zakrzewska came to Boston from New York to continue her practice at the New England Female Medical College. She had originally come to the U.S. from Poland in 1853. She had hopes of establishing a hospital for women, staffed by women and managed by women. By 1862, Marie E. Zakrzewska along with Lucy Goddard and Edna Cheney had established the Hospital based on these three objectives:

- I. To provide for women medical aid of competent physicians of their own sex.
- II. To assist educated women in the practical study of medicine.
- III. To train nurses for the care of the sick.

There were only 8 beds in the beginning and all of the work was conducted in several small buildings within the city. By 1872 the hospital had grown so large that larger facilities and grounds were secured in the Egleston Square district of Roxbury. Roughly "nine acres of picturesque, well shaded upland in the healthiest part of Boston" were occupied for the hospital's purposes. Cary Cottage was the first building constructed on the site in 1872 as a residence for employees. One year later the original Administration and Medical Building, named in honor of Dr. Marie. E. Zakrzewska and now called the Metco Outpatient Building, was built in 1873. Some of the other buildings that were added as the need arose and the funds secured are: The Edna Dow Cheney Surgical Building, The Sewall Maternity Building, The Goddard Home for Nurses, the Richards Children's Building, a complete heating, lighting and power plant for the entire institution, and an improved steam and electric laundry.

From the beginning the training of nurses was carried on to a limited extent. In 1872, The Training School was reorganized by Dr. Susan Dimock. She had just returned from Europe where she learned the training school methods of Germany and England. The School was the first to offer instruction in the three departments of Medical, Surgical, and Obstretrical nursing. The

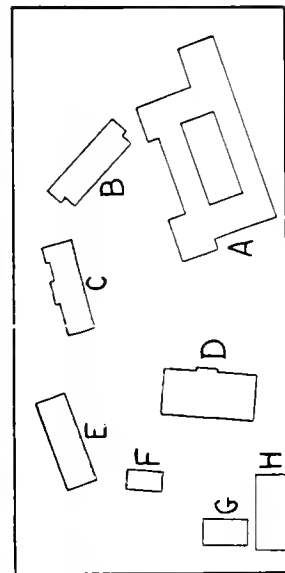
Training School also has the distinction of graduating the first trained nurse in America. Dimock Community Health Center is therefore the location of the pioneer school of nursing in The United States.

The New England Hospital for Women and Children provided the perfect setting for saving lives, and bringing new lives into the world. An inviting campus atmosphere created by the clustering of buildings in and among the trees shrubs, and "pudding stone" outcroppings. It is a park-like community with tall victorian pavilions plenty of open space and fresh air. The campus atmosphere contrasts sharply with the enroaching suburb of Roxbury and Boston's expanding network of sidewalks, highways and parking lots. In several of Dimocks old annual reports (1935, 1936, 1945) there is a reproduction of a birds eye view painting, by Bert Poole in 1931, of The New England Hospital for Women and Children. This painting, along with other historic photographs and drawings, will help serve as a standard to which the Dimock complex will be preserved and renovated.



THE NEW ENGLAND HOSPITAL FOR WOMEN AND CHILDREN.

- A. Maternity Unit.
- B. Children's Building.
- C. Surgical Unit.
- D. Medical and Administration Unit.



Ground Plan of Hospital Group.

- E. Nurses' Residence.
- F. Dormitory for Employees.
- G. Laundry.
- H. Power House.

STANDARDS AND CRITERIA FOR CONSERVATION, REHABILITATION AND DEVELOPMENT

The Dimock Complex is significant for its role in the history of women in medicine as well as for its site planning and important architecture. As of the date of the preparation of this report, a National Register Nomination Form has been submitted to the Massachusetts Historical Commission for review, and it is intended that the entire complex will be placed on the Register in the near future.

This historic designation presents both financial opportunities and design controls for future rehabilitation and development. Specifically it means that any future construction work at Dimock should follow the Standards and Criteria established by the Secretary of Interior and the Boston Landmarks Commission. The following pages outline these standards and criteria.

STANDARDS AND CRITERIA

The following general standards have been adopted from The Secretary of Interior's "Standards for Rehabilitation" and Boston Landmarks Commission's "Standards and Criteria."

1. The design approach to this property should begin with the premise that all of the features of historical and architectural significance must be preserved. In general this will minimise the exterior alterations that will be allowed. Every reasonable effort should be made to provide a compatible use for the property which requires minimal alteration for each of the buildings, or the site and its environment.
2. The distinguishing original qualities or character of the buildings as well as the site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive, architectural features should be avoided when possible.
3. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building or the site shall be treated with sensitivity.
4. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and its neighborhood. These changes to the property may have developed significance in their own right, and this significance should be considered and evaluated when contemplating future changes.
5. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. The use of imitation replacement materials is generally discouraged.
6. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sand blasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

7. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material, and character of the property and its environment. Any alterations that have no historical basis and which seek a earlier appearance shall be discouraged. Contemporary designs for new additions shall not be discouraged.
8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.

In addition to the nine general standards listed previously, some more specific standards are listed concerning the Development of Surplus Land and the Protection, Stabilization and Preservation of those buildings that might not be rehabilitated in the immediate future . The following standards have also been adopted from the The Secretary of Interior's "Standards for Historic Preservation Projects":

1. Every reasonable effort shall be made to maintain control of sufficient property to protect the historical, architectural and cultural significance of this overall complex, which includes all of the buildings and their surrounding landscape environment.
2. Protective measures which are generally of a temporary nature and imply future historic work need to be applied. This protection shall safeguard the physical condition or environment of a property from further deterioration or damage caused by weather or other natural, animal, or human intrusions.
3. If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.
4. Stabilization shall reestablish the structural integrity of the property through the reinforcement of load bearing members or by arresting the material deterioration leading to structural failures. Stabilization shall also reestablish weather resistant conditions for the property.

5. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability or the installation of protective or code required mechanical systems, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.
6. An on-going maintenance program for the preservation of the existing form, integrity, and materials of those buildings not up for rehabilitation in the immediate future should include techniques of arresting or retarding the deterioration of the property.

Guidelines for Applying the Standards for Conservation,
Rehabilitation and Development

A. EXTERIOR WALLS

I. Masonry

1. Retain, whenever possible, original masonry and mortar. Do not use electric saws or hammer and chisel to remove mortar, as damage to surrounding brick can result.
2. Duplicate original mortar in composition, color, texture, joint size, joint profile and method of application.
3. Repoint only those mortar joints where there is evidence of moisture problems or when there is sufficient mortar missing to allow moisture to stand in mortar joints.
4. Repair and replace deteriorated masonry with material which matches as closely as possible.
5. Retain the original or early color and texture of masonry surfaces, including early signage wherever possible. Some brick or stone surfaces may have been painted or white washed for practical and aesthetic reasons.
6. In general, do not paint masonry surfaces unless there is documentary evidence that this treatment was used at some point in the history of the property.
7. When necessary to clean masonry, use gentlest method possible. Do not sandblast. Doing so changes the visual quality of the material and accelerates deterioration. Test patches should always be carried out well in advance of cleaning. Be aware that there is no universal cleaning agent, and each situation must be considered separately, taking into account the surface being cleaned and what is being cleaned from that surface.
8. As the buildings of Dimock have been built over a 150 year span of time, so do the construction techniques of each building vary greatly. The ratios of portland cement, lime, sand and gravel used in the concrete work and mortar has changed tremendously. Each building's mortar composition, color and texture should be analyzed, formulated, and used on that building alone.

II. Clapboard, Shingles and other Wooden Siding

1. Preserve and retain all architectural features. Never remove such features as siding, cornices or brackets.
2. When wood has deteriorated beyond repair, replace with a material that duplicates the original in size, shape and texture. The use of materials not available when the building was built are inappropriate. Artificial stone, brick veneer, asphalt shingles and plastic or aluminum siding are some of these materials.

III. Metal Siding

1. Retain original material whenever possible. If repair and replacement is necessary do so with a material that matches and is chemically compatible with the original.
2. If metal surfaces need cleaning the process should not abrade the surface or expose to the elements surfaces originally intended to be protected.
3. Cleaning methods should not change the color, texture or tone of the metal.

B. ROOFS AND ROOFING

1. Preserve original roof shape. Adding floors or raising roofs to accomodate lofts will be strictly forbidden on any historically or architecturally significant building. Inappropriate additions such as skylights, dormers and vents should not be added to any significant facade.
2. Replace any architectural features such as turrets, gutters, dormer windows, chimneys, cresting, lightening rods and weather vanes. All replacements should be based on physical and/or documentary evidence.
3. Retain original roofing material whenever possible.
4. Any replacement roof covering material should match as closely as possible the old in color, shape, size and texture.
5. Slate shingles may sometimes be replaced with superslate or asphalt due to the high costs of renovating slate roofs. Again, special attention should be paid to color, shape, size and texture.

6. Proper flashing at chimneys and where roofs meet vertical exterior walls should always be restored with the materials used to provide the original weather tight conditions. Copper, leaded copper, lead, zinc plated steel, etc.
7. All roof drainage systems should be restored to original working conditions. Gutters (wood or metal, built in or hung) and downspouts (exterior, interior, above ground or under) in need of repair or replacement should match originals in material size, shape and location. If, for financial and functional reasons, another substitute material is considered, it should match in all other ways.

C. WINDOWS AND DOORS

1. Retain and repair window and door openings, frames, sash, glass, doors, lintels, sills, hardware and general mutton and mullion proportion and configuration. When replacement of materials or elements is needed, it should be based on physical or documentary evidence of the original.
2. Do not enlarge or reduce door and window openings for the purpose of fitting stock size windows or air conditioners and exhaust vents into them.
3. Improve thermal performance of existing doors and windows by adding weather stripping, adding storm doors and windows compatible with existing features (raw aluminum storms certainly do not meet this criteria), replacing lights with thermal glass that resembles originals, and caulking and sealing joints, cracks, etc.
4. Window installations of air conditioning units should be avoided, especially on prominent facades. Only when all other alternatives have been exhausted will window installation be considered. These units should be as unobtrusive as possible (flush on the exterior) and not damage any window frames or sashes.
5. If it is necessary to add a window or door opening to any facade of a historic building, careful consideration as to how the new element affects the over all balance, historic character and original design intent must be weighed. New windows and doors must match the originals in material, size, general mutton and mullion proportion and configuration, reflective qualities of glass, frames, sash, lintels, sills and hardware.

D. ENTRANCES, PORCHES AND STEPS

1. Retain and repair porches and steps that are original and/or appropriate to the building and its development. Such elements as railings, balustrades, columns, posts, brackets, roofs and other decorative items of wood, iron, cast iron, cast-stone, brick and slate should always be preserved at all costs.
2. Porches or additions reflecting another style of architecture should be evaluated as to how important they are to the overall character of the building.
3. Modern aluminum and metal handrails should be replaced with a style more compatible with the historic character of each building.

E. EXTERIOR FINISHES

1. Original paint colors and finishes should be researched by paint chip analysis and documentary research.
2. When necessary to remove paints and finishes to a bare surface, always use gentlest means to do the job properly. Strong chemical strippers and excessive mechanical methods permanently damage exterior surface.
3. Preparation of exterior surfaces for painting shall include: scraping off loose and peeling existing paint; filling and sanding all holes and rough spots; remove all loose paint chips, dust, and accumulated dirt with low pressure power wash; caulking all exterior joints at windows, doors, etc.; and prime with primer recommended by manufacturer of finish coat.
4. Paint colors, when not substantiated through research and investigations, should be chosen for their appropriateness to the building, its historic period, and its context.

F. INTERIOR FEATURES

1. It is important to retain whenever possible stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, parquet or mosaic flooring, wainscoting, and other interior features of significance to the original design.

2. Removal of original material and architectural features is only acceptable where it is essential for safety and efficiency. If, for financial and/or functional reasons it becomes necessary to remove original interior materials, every attempt should be made to reuse them in a sensitive manner elsewhere in the project.
3. Keep the basic plan of a building, the relationship and size of rooms, corridors and other spaces whenever possible, unless, for functional reasons, this is not possible.
4. New interior lighting has a significant effect on the exterior of the building. The fixtures themselves and the quality and color of light they produce should be of a compatible historic nature, as they are often visible through exterior fenestration. Lowered ceilings should be avoided.

G. SIGNAGE

1. Original external signage can be an important architectural feature of the building. It should be retained, repaired and restored where necessary. If documented evidence exists of graphics that have been altered or removed, they should be restored to original existing conditions.
2. New signage and information graphics for Dimock shall not detract from the form of any building or the surrounding landscape features. All signs shall be part of one system of design and that design, along with its selected typefaces, shall be contemporary or a style that relates to a historic period when Dimock was a thriving institution. The date suggested is 1931.
3. Signage applied to buildings shall be applied in such a way that they may be removed without damaging the building.

H. LANDSCAPE FEATURES

1. The general intent is to preserve the existing landscape features that enhance the landmark property. Existing healthy plant material should be maintained as long as possible. New plant material should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.

2. Existing landforms of the site shall not be altered. Additional land forms shall be considered only if they do not obscure the exteriors of the landmark.
3. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without changing the integrity of the landmark.
4. Original landscape features such as fencing, walkways, planting islands, streetlights and benches must be retained. If replacements are necessary, they should be compatible with the character and historic nature of their environment.
5. Plant materials and trees in close proximity to buildings may contribute to the deterioration of historic materials and should be cleared away.
6. Proper site and roof drainage to assure that water does not splash against buildings nor drain toward them should be provided and maintained.

I. EXISTING ADDITIONS

1. Each building will be studied to determine if later additions and alterations can, or should, be removed. It is not possible to provide one general guide line.
2. Factors to be considered are:
 - a. Compatibility with the original property's integrity in scale, materials and character.
 - b. Historic association with the property.
 - c. Quality in design and execution of the addition.
 - d. Function usefulness.

J. NEW CONSTRUCTION

1. New additions should be compatible in scale, building materials, color and texture with the earlier building and the campus.

3. Avoid imitating an earlier style of architecture in new additions that have completely contemporary functions.
4. Television antennae and mechanical equipment such as air conditioners and exhaust ducts should be placed in the most inconspicuous locations.

K. FIRE ESCAPES, STAIRS AND BALCONIES

1. Adding new stairways within the interiors of buildings needing secondary means of egress; without altering the existing exit facilities and other important architectural features; is a viable alternative to exterior metal stairs and balconies.
2. Painting fire escapes a color more compatible with the building on which they are attached would help make them less conspicuous.
3. Working with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building is recommended. Also, investigate variances for historic properties allowed in local Boston codes.

SPECIFIC ARCHITECTURAL FEATURES

AND

MAJOR AREAS IN NEED OF REPAIR AND RESTORATION

This section provides a more specific look at each of the buildings at Dimock and describes their important exterior architectural features both verbally and visually. It also discusses the major exterior areas in need of repair and attempts to develop a priority for future action.

The intent of this section is to serve as a guide for future restoration/conservation and rehabilitation work. A blank column titled "Estimated Cost" is included on each of the Rehabilitation Suggestions sheets. At some point in the near future, based on specific contractor's quotes, a cost estimate should be developed for each item.



Cary Cottage



Cary Cottage

could be any manner
as alcoholic half-way house
funded by permanent credits.
in which funding provided
under control by the state.

CARY COTTAGE

1. Location on Campus

This small mansard cottage plays an integral part in the campus atmosphere at Dimock. It is one of the six buildings that surround the central park-like green and the only totally wood frame building in the complex.

2. Building Description

The 3 1/2 story wood frame stick style cottage was built in 1872, and is topped by a mansard roof with a short pyramid shaped cupola. It has a gabled porte-cochere front shelter porch with a double panel door entrance.

3. Historic and Architectural Features

Some of the specific architectural features are: natural stone foundations, which were probably gathered on site; Tudor stick-style decoration in-filled with 4" exposed clapboard; 2/2 wooden double hung sash windows; ornately paneled front double doors; brackets in the soffit and dormer areas; wooden gutters; shed roof dormers; all five chimneys with their brick detailing; and the cupola with its saw tooth louvers, flared base and steep pyramid roof.

4. Areas Needing Restoration

There have been relatively few exterior alterations to this building. Its roof and gutter systems are in serious need of restoration, repair and replacement. Windows need to be reglazed, caulked, sills repaired and weather stripped to cut down air infiltration. Repointing and repair of all masonry, especially the chimneys, should be done. All exterior wood needs to be scraped, sanded, repaired and painted.

5. Inappropriate Remodeling and Repairs

At the front, a pipe handrail needs to be replaced with a more compatible style. An outside light on a metal pole attached to the roof of the porte-cochere should be removed. Fire escapes added to the house at a later date detract from the overall form of the building, especially the one that is observed as you approach the building from the northeast. If retention and repair is required, the fire escape should be redesigned and painted so as not to contrast so sharply with the existing building. The exterior stairway and handrail on the south side of the building needs repair and reworking. All sidewalks around and leading to the cottage need repair or replacement. Special attention should be paid to the manhole at the front entrance under the roof of the porte-cochere.

Cary Cottage
Built 1872

IMPORTANT FEATURES

1. Open gabled stick-style porte-cochere at front entrance with paneled double door. (Photos # 1, 2, 4)
2. Exposed foundation of field and puddingstone. (Photos # 2, 8, 10)
3. Bell shaped mansard roof with shed dormers, topped by a wood framed louvered cupola with a steep pyramid roof. (Photos # 1, 3, 7, 9)
4. Wood frame 2/2 double hung sash windows throughout. (Photos # 1, 5, 7, 10)
5. Red brick chimneys with minimal brick detailing. (Photos # 1, 2, 7, 9, 10)
6. Tudor stick-style detailing with 4" exposed clapboard infill. (Photos # 1, 2, 5, 6, 7, 8, 9, 10)
7. Carved wood brackets in soffit and dormer areas, wooden gutters and wood braces. (Photos # 5, 6)

Tudor stick style
Porte-Cochere



1

Fire escape



2

August

Project

DIMOCK

Scale

Sketch No.

SK-1

Dwg Title

CARY COTTAGE

Date

7/19

Pyramid shaped roof cupola

Sawtooth louvers



3



Pipe handrail

Paneled double door

4

August

Project

DIMOCK

Scale

Sketch No.

SK-2

Dwg Title

CARY COTTAGE

Date

7/19

Shed dormer

Wooden gutter



5

Brackets

Downspout



6

August

Project

DIMOCK

Scale

Sketch No.

SK-3

Dwg Title

CARY COTTAGE

Date

7/19

Brick detailed chimneys



7



8

Puddingstone foundation wall

South-end exterior stair and railing

Project

DIMOCK

Scale

Sketch No.

SK-4

Dwg Title

CARY COTTAGE

Date

7/19

Damaged gutter and brackets



9

Clapboard siding



10



Project

DIMOCK

Scale

Sketch No

SK-5

Dwg Title

CARY COTTAGE

Date

7/19

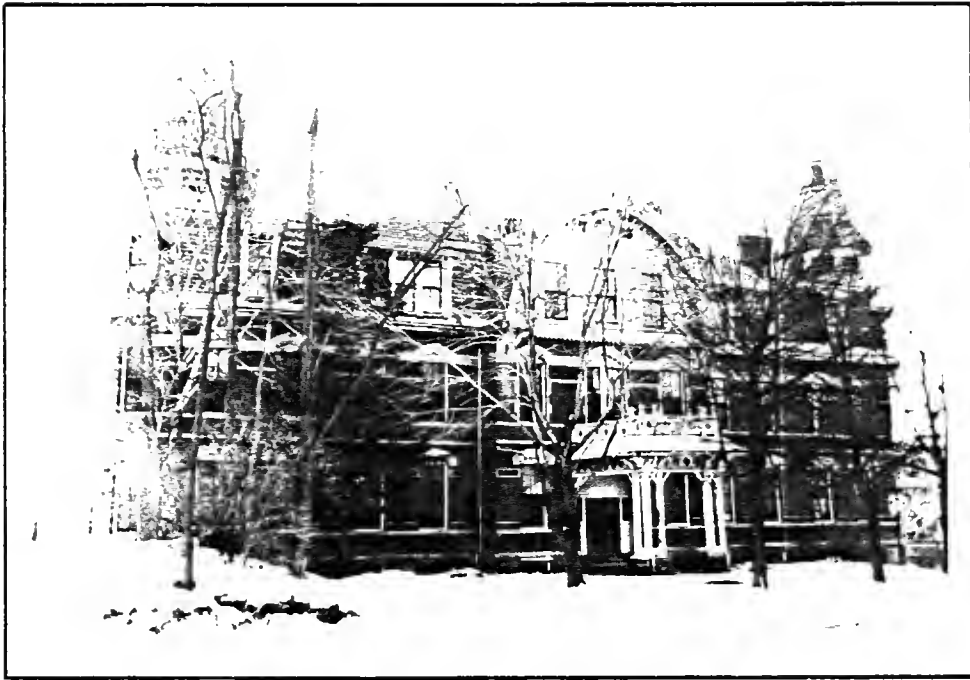
Cary Cottage

REHABILITATION SUGGESTIONS

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
1. Reroof main roof, cupola, dormers and porte-cochere. (Photos # 1, 2, 3, 5, 6, 9)		New roof lasts 15-20 yrs
2. Restore wooden gutters, sup- porting brackets, fascia, sof- fit area and downspouts. (Photos # 1, 5, 6, 7, 9, 10)		Repaint every 4-6 yrs. Clean gutters every spring and fall
3. All exterior wood surfaces need to be repaired, scraped and sanded, restored, or replaced. (Photos # 1, 2, 3, 4, 5, 6, 7, 8, 9, 10)		Paint every 4-6 yrs
4. Remove all loose, mismatched unsound mortar and masonry from chimneys and foundations. Repoint, repair and replace as necessary to retain original character. (Photos # 2, 8, 9, 10)		Check and and repair every 10-15 yrs
5. Reduce air infiltration in window areas by weather strip- ping, reglazing, caulking seams and repairing sills. (Photos # 1, 2, 4, 5, 7, 10)		Paint every 4-6 yrs Reglaze every every 4-6 yrs
6. Remove exterior flood light from porte-cochere gable end. (Photos # 1, 2)		N/A
7. Replace front hand rail with more compatible style. (Photos # 2, 4)		Paint every 4-6 yrs
8. Repair exterior stairs on south side of building, including handrail. (Photo # 8)		New concrete good for at least 20 yrs

Cary Cottage (continued)

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
9. The fire escape at the northeast corner, assuming it should remain to meet code requirements, should be re-designed and/or repainted to reduce contrast and blend with building. (Photos # 1, 2, 10)		Regular maintenance for proper working condition. Scrape and paint every 4-6 yrs
10. Manhole on front porch should be lowered and made less prominent.		N/A



Zakrzewska Medical Building

Building is a 4-story structure. Total is
 100,000 sq. ft. Number 1 priority
 MERO designed by. Also building in 4
 stories. It is a 4-story building. It is a 4-story building.
 Top story not occupied.
 RUMC is a 4-story building on 1st floor

ZAKRZEWSKA MEDICAL BUILDING

1. Location on Campus

The basic plan of the building is rectangular with two octagonal turrets at either front corner. It faces north and fronts Dimock Street. It is the tallest and most imposing of all the structures at Dimock. The Zakrzewska building is the architectural focal point of the campus. It is centrally sited so that all of the other buildings in the complex relate to it as a central axis.

2. Building Description

One of the original structures in the hospital complex, the Zakrzewska Medical building was built in 1873 and is a classic example of a high victorian gothic style. It is a three story brick structure with a full basement, a partial service sub-basement and an attic. String courses, arched window heads, waterline courses, continuous sill and lintel courses are made of a stone that contrasts nicely with the red brick used as the main building material of the structural walls. Below the main floor to the rear of the building, natural native stone was used as masonry infill between all corners, door and window frames, and tie-in string courses, made of brick. A stick-style porte-cochere with quadrafiol penetrations in thick beams and roof decoration is attached to a central gambrel roofed pavillion. A wooden three-story simple stick-style porch is on the west side and wraps the south-west corner. Two wood frame two-story oriels project from the rear. The roof of this architectural gem is quite literally its crowning glory. Its general shape is that of a mansard roof, but it is disguised with a profusion of gabled, hipped and shed-roof dormers. Dormers, turrets, chimneys, and the gambrel roof ending with brackets, gives the roof its essential character.

3. Historic and Architectural Features

Architectural features that are integral to the Zakrzewska Medical Building and must be preserved and restored are: natural stone in-fill footing walls; all hand cut stone detailing; intricate brick details using insets, verticals and molded bricks; typical 2/2 light-sash ratios; woodframe oriels and their large ornately carved supports; lintels with carved rosettes; 3-story side porch; porte-cochere; all wood detailing of gambrel roof end, including its arch forming barge boards; multi-shape and polychrome slate shingles on porte-cochere, main roof, dormers, turret louvers, and turrets; copper flashing and ridge covers; original size, shape and brick detailing of all chimneys; brackets, soffits, fascia and wooden gutters of the roof drainage system; and all quadrifoil penetrated brackets and rafter tails.

4. Areas Needing Restoration

Relatively few changes or additions have been made to this building. The most drastic alterations have occurred in the roof area and on the 3-story porch. To restore the roof shape to its original condition one small turret above the porch area, 2 turrets above the oriels, and lightning rods or weather vane devices on the two large octagonal turrets will have to be restored. All slate roofs should be restored to their original conditions. The roof drainage system including flashing, wooden gutters, brackets, fascia boards, soffits panels, and downspouts should be repaired and restored before any further water damage is done to the structure of the building. A glassed in fire exit should be removed or redesigned above the 3-story porch roof area and the hip dormer renovated to its original condition. Another glassed in area directly under the previously mentioned sun porch should receive the same treatment. Some members of the the 3-story porch seem to be sagging; their structural soundness should be checked and replaced if necessary. All exterior wood should be checked for structural soundness, repaired, restored, replaced, scraped, sanded and painted. Mismatched replacement mortar should be removed and replaced with the proper material that duplicates the original in color, composition and texture. Patch, repair and repoint all exterior brick and stone walls and chimneys, bringing all masonry surfaces to a moisture resistant state.

5. Inappropriate Remodeling and Repairs

Two white clapboard sheds have been attached to the building, one on the ground level of the 3-story porch and the other in the rear, near the southwest corner. Both additions detract from the original design and character of the building and should be removed. The front entry has been altered from its original intent and now appears rather awkward. Pictorial evidence regarding the original features should be found before reconstruction and restoration. Exhaust vents shall be removed from all windows.

Zakrzewska Medical Building
Built 1873

IMPORTANT FEATURES

1. Porte-cochere with quadrifoil penetrations, slate shingles, carved brackets, roof railing, V-groove ceiling boards. (Photos # 11, 13, 14)
2. Gambrel roof end detailing including: board and batten with stick-style details, 2/2 wooden double hung sash windows, grouping of three small irregular shaped attic windows under eave at peak, carved rosettes, paired wooden brackets, arched barge boards with trifoil penetrations, exposed V-grooved boards in soffit area, upside down pickett fence detail. (Photos # 11, 12, 13)
3. All polychromatic slate shingles in the various fish scale, hex, diamond and normal shapes. Also the designs created using the color, shape and size of the slate shingles. (Photos # 13, 15, 16, 17, 19, 21, 29)
4. Slightly pointed gothic arched and round arched window and door heads. Both have keystones and are rusticated. (Photos # 11, 12, 14, 16, 17, 18, 24, 27, 29)
5. Puddingstone used as in-fill on foundation walls (Photos # 25, 26, 28)
6. Brick and stone stringer courses, watertables, insets, rustications, quoining and other detailing. (Photos # 11, 14, 16, 18, 23, 24, 25, 26, 27, 28, 29)
7. Wood frame, two story oriel bay window projections, their carved braces and all other decorative wood details. (Photo # 23)
8. Rosettes carved into window lintels. First story varies from second story's. (Photos # 18, 27, 29)
9. Three story Tudor stick-style west side porch including its hand rails, column capitols and exposed joists and rafters. (Photos # 19, 20, 21, 22, 24)
10. The main roof in its original form, which includes all gable, hip and shed dormers; gambrel and mansard main roof forms; two octagon turrets in front; intricately detailed brick chimneys, small spire on west side (recently removed), and two turrets with tall pyramid roofs over the oriel bays in the rear of the building (the roofs of these have also been partially removed and flat-topped). (Photos # 11, 15, 16, 17, 19, 21, 22, 23, 29, 30)

11. Facia, soffit, brackets, wooden gutters and downspouts of the roof drainage system. (Photos # 11, 13, 15, 16, 17, 19, 21, 22, 27, 28, 29, 30)
12. Slate louvers. (Photo # 17)

Arched bargeboard

Paired brackets

Trifoil penetrations



11



Carved wood rosettes

Pickett detail

12

August

Project

DIMOCK

Scale

Sketch No.

SK-6

Dwg Title

ZAKRZEWSKA MEDICAL

Date

7/19

Porch roof-rail

Quadrifoil penetrations

Diamond slates



13

V-grooved wood ceiling



14

August

Project

DIMOCK

Scale

Sketch No.

SK-7

Dwg Title

ZAKRZEWSKA MEDICAL

Date

7/19

Hip dormer

Gambrel roof



15

Stone string courses

Stone water-table



16



Project

DIMOCK

Scale

Sketch No

SK-8

Dwg Title

ZAKRZEWSKA MEDICAL

Date

7/19

Fishscale slates

Gable dormer



17

Pointed rusticated arch

Lintel rosettes

Rounded rusticated arch



18

Project

DIMOCK

Scale

Sketch No.

SK-9

Dwg Title

ZAKRZEWSKA MEDICAL

Date

7/19

Shed dormer

Wooden gutter and brackets

Missing Spire
(Stored at Dimock)



19

3 story side porch



20



Project

DIMOCK

Scale

Sketch No.

SK- 10

Dwg Title

ZAKRZEWSKA MEDICAL

Date

7/19

Added sun rooms, to be removed



21

Shed storage, to be removed



22

August

Project

DIMOCK

Scale

Sketch No.

SK-11

Dwg Title

ZAKRZEWSKA MEDICAL

Date

7/19

Inset brick detailing

Oriel bay window



23

Decorative brick and stone stringe course

Wooden columr. capitol spreaders and supports



24



Project

DIMOCK

Scale

Sketch No.

SK-12

Dwg Title

ZAKRZEWSKA MEDICAL

Date

7/19

Puddingstone infill



25



Stone window sill

Arched brick, door header

26

August

Project

DIMOCK

Scale

Sketch No

SK-13

Dwg Title

ZAKRZEWSKA MEDICAL

Date

7/19

Wooden gutter and soffit area in need of repair



27



Brick quoining

28



Project

DIMOCK

Scale

Sketch No.

SK-14

Dwg Title

ZAKRZEWSKA MEDICAL

Date

7/19

Hex slates



29

Wooden gutter and bracket in need of restoration



30

August

Project

DIMOCK

Scale

Sketch No.

SK-15

Dwg Title

ZAKRZEWSKA MEDICAL

Date

7/19

August Associates, Architects 75 Wheeland Street Boston, Massachusetts 02111 617.451.0303

grass planting and curbs
needed



31



Project

DIMOCK

Scale

Sketch No.

SK-16

Dwg Title

ZAKRZEWSKA MEDICAL

Date

7/19

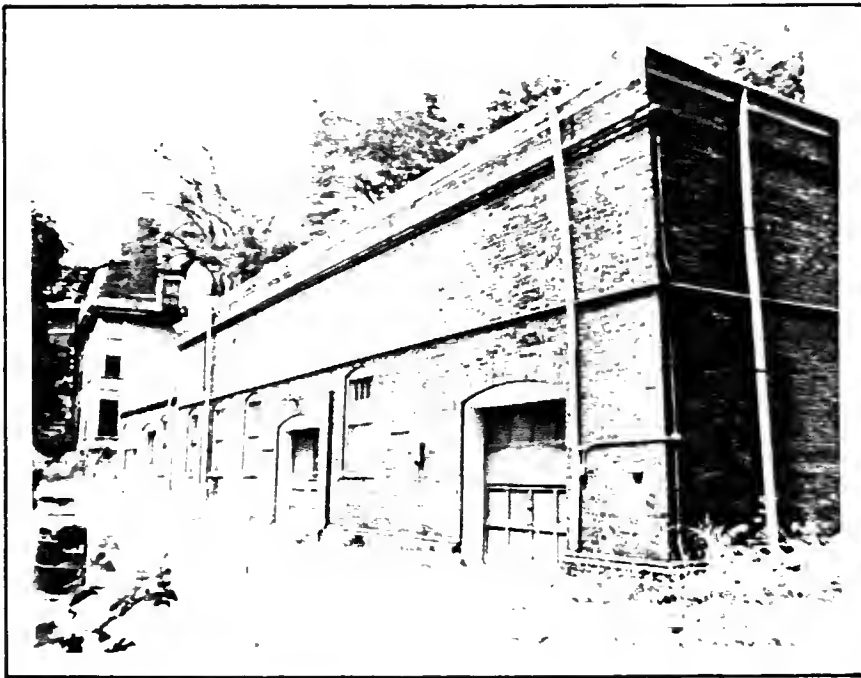
Zakrzewska Medical Building

REHABILITATION SUGGESTIONS

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
1. Restore polychrome slate roofs on main, gambrel, porch, dormer, turrets, oriels & porte-cochere. (Photos # 11, 13, 15, 16, 17, 19, 21, 29, 30)		Should last another 100 yrs w/ minimum storm & ice damage. Check for broken slate & leaves in gutters
2. Restore missing spire & turrets above 3-story porch & above oriels. (Photos # 19, 23)		One shot restoration, then on roof maintenance
3. Roof drainage: gutters & downspouts. (Photos # 11, 13, 15, 16, 17, 19)		Clean gutters fall & spring Paint when required, 4-6 yrs
4. Remove or redesign sun porch (fire escape exit) above 3-story porch & also on 3rd floor of porch. (Photos # 19, 20, 21, 24)		After restoration, less maintenance
5. All exterior wood surfaces should be scraped, sanded, restored, repaired and painted. (Photos # 11, 12, 13, 14, 15, 17, 19, 20, 21, 22, 23, 24, 27, 29, 30)		Paint 4-6 yrs
6. Remove all loose, mismatched and unsound mortar and masonry. Repoint, repair and replace as necessary. (Photos # 14, 18, 19, 24, 25, 26, 27, 28)		Check & repair every 10-15 yrs
7. Scrape, repair, restore, paint wood in gambrel eave and end wall. (Photos # 11, 12, 15)		Paint 4-6 yrs Glaze windows 4-6 yrs
8. Restore porte-cochere roof railing, metal gutters, downspouts, U-grooved ceiling, braces. (Photos # 11, 13, 14)		B.U.R. good for 20-30 yrs. Clean gutters, fall & spring, paint 4-6 yrs

Zakrzewska Medical Building (Continued)

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
9. Renovate all windows, weather strip, repair glazing, (make more air tight basically). Repair weight & pulley system for sashes. Remove unsightly bars, screens and exhaust vents from window openings. (Photos # 11, 12, 15, 16, 17, 18, 19, 20, 23, 24, 25, 26, 27, 28, 29, 30)		Paint & re-glaze every 4-6 yrs
10. Restore front door area. (Photos # 11, 14)		Paint 4-6 yrs
11. Remove clapboard sheds on west side in porch and at back on north west corner. (Photos # 20, 22, 23, 24)		Repair original brick & stone walls & restore original entrys
12. Repair & renovate back entrys including wooden steps and stairwells. (Photos # 25, 26, 28)		Paint & reglaze 4-6 yrs



Power House

single line to be retained
present system to now.

POWER HOUSE

1. Location on Campus

The Power House is located behind or south of the Zakrzewska building and on ground that has the lowest elevation on the site. It is part of the complex, but not one of the main hospital structures that surround the Dimock "common". The building is accessible by a service drive that connects Dimock Street and Notre Dame Street behind Cary Cottage and the Goddard Building.

2. Building Description

The Power House is basically two interconnected one story brick structures. The smaller of the two seems to be the office and control room. It has a profile that is approximately four feet shorter than the main building. A small, low, flat roofed penthouse with clerestory windows sets on top of the roof of the main structure. Both brick boxes have simple, functional entrances and flat built-up tar roofs. A large, round and tall brick smokestack stands at the northeast corner of the Power House.

3. Historic and Architectural Features

The features that should be preserved in this building are: three course, of brick headers, segmentally arched, over doors and windows; stone sills; typical 8/8, double hung, wooden sash windows; brick cornice; metal and wood roof drainage system and star shaped wall-tie washers.

4. Areas Needing Restoration

Deteriorated roof water drainage systems have severely affected the brick walls in several areas and specifically the northeast corner. All gutters and downspouts should be repaired or renovated. A proper maintenance program that includes cleaning leaves out of gutter and downspout drains and periodic painting should be instigated. Any loose or damaged sections of exterior brick walls should be repointed and repaired with materials to match the original in composition, form, color and texture, bringing those walls to a moisture resistant state.

Power House
Built 1890

IMPORTANT FEATURES

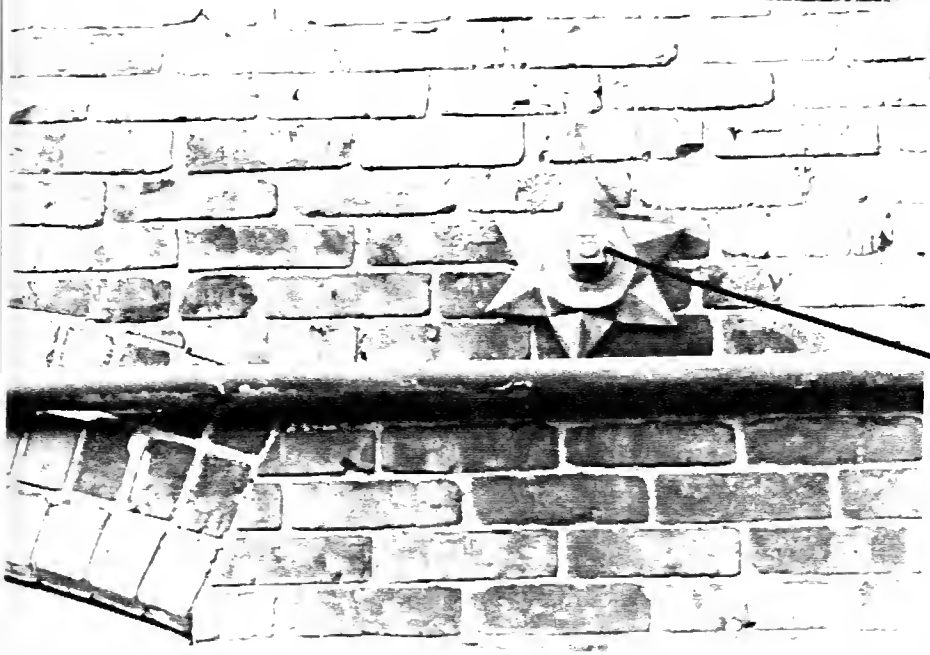
1. Segmentally arched windows and doorways with stone sills.
(Photo # 32)
2. Brick cornice (Photo # 34)
3. 8/8 double hung wooden sash windows. (Photo # 32)
4. Cast iron star shaped wall-tie washers. (Photo # 33)

Segmentally arched windows and doorways

8/8 double hung wooden sash windows



32



Star wall-tie washer

33



Project
DIMOCK
Dwg Title
POWER HOUSE

Scale
Sketch No.
SK-17
Date
7/19

Repair roof water drainage
system

Brick cornice



34



35

August

Project

DIMOCK

Scale

Sketch No.

SK- 18

Dwg Title

POWER HOUSE

Date

7/19

Power House

REHABILITATION SUGGESTIONS

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
1. Repair & renovate roof and its drainage system, including the roof, wooden & metal gutters, downspouts & drains. (Photo # 34)		B.U.R. good for 20-30 yrs, Paint gutter system 4-6 yrs. Remove leaves & sticks spring & fall
2. Remove all loose, unsound & mismatched mortar & masonry. Repoint, repair & replace as necessary to retain original character. (Photo # 34)		Check & repair 10-15 yrs
3. Renovate windows, making as air tight as possible using weather stripping, reglazing, new glass, etc. Repair weight & pulley system for raising & lowering sashes. Remove unnecessary and unsightly bars & screens. (Photo # 32)		Paint 4-6 yrs Glaze 4-6 yrs Repair as required



New Laundry Building

vacant, boarded
closed to main road

NEW LAUNDRY BUILDING

1. Location on Campus

This small hipped roof building is also located in the lower elevations of the Dimock Complex. This structure is situated east of the Power House and accessible by a service drive that runs behind the Goddard Building and Cary Cottage. Sited furthest away from the central core of the complex, this building is still significant architecturally and historically.

2. Building Description

Built in 1890, this two story brick structure, with a simple rectangular plan, sets well in the earth. One may walk into the second story from an upper level hill-side entry or chose a ground floor approach at a lower level. A wide variety of window penetration sizes and shapes are demonstrated in the walls of the structure. The laundry has a hipped black slate roof with a wide overhanging eave.

3. Historic and Architectural Features

Architectural features significant to the character of this building are: exposed native stone foundations; stone sills and lintels; ornate rafter-tails; round-arched upper sash windows; all original window and door light, sash, transom combinations; main entry, its large arched window configuration and large hipped dormer roof; second floor upper level entry, its extended shed roof and porch; wooden roof support brackets; dark slate roofing; slate wallcovering on exterior walls of cupolas; two cupolas with their low pyramidal shaped roofs; copper flashing; east side's projecting bay and its roof structure; and the chimney.

4. Areas Needing Restoration

This is a severely neglected building in very poor physical condition. All windows have been broken out. The first floor windows have been boarded up. Brick walls are falling apart due largely to faulty roof drainage systems. Missing cupola louvers, ripped off copper flashing, and broken roof slates, create an ongoing deterioration factor. At the least, temporary protective measures should be taken to safeguard all architectural features still intact from water, wind, animal and human intrusion. An existing exterior stair at the northwest corner also needs restoration work. A boxed in power source (electrical, steam?) running from the Power House should be relocated to a less noticeable underground raceway. The chimney on the southwest corner of the roof has been altered from its original condition. Before restoring this chimney, past appearances should be researched in old photographs, drawings, or newspaper clippings.

New Laundry Building
Built 1890

IMPORTANT FEATURES

1. Exposed native stone foundations, brick walls, cut stone window headers, and sills. (Photos # 38, 39, 41)
2. Round arch window openings as well as the many other shapes and sizes of wall penetrations. (Photos # 38, 39, 40)
3. Main entry and its large arched window above, combined with a hipped dormer roof.
4. Second floor upper level entry with shed roof porch.
5. Wooden roof support brackets, bracketed eaves, ornately sawn rafter tails and exposed soffit. (Photos # 37, 38, 39)
6. Dark slate, hipped roof topped with two cupolas also sheathed in dark slate. (Photo # 36)

Cupola with pyramidal slate roof

Dark slate hipped roof



36

Roof support brackets



37

August

Project

DIMOCK

Scale

Sketch No.

SK-19

Dwg Title

LAUNDRY BUILDING

Date

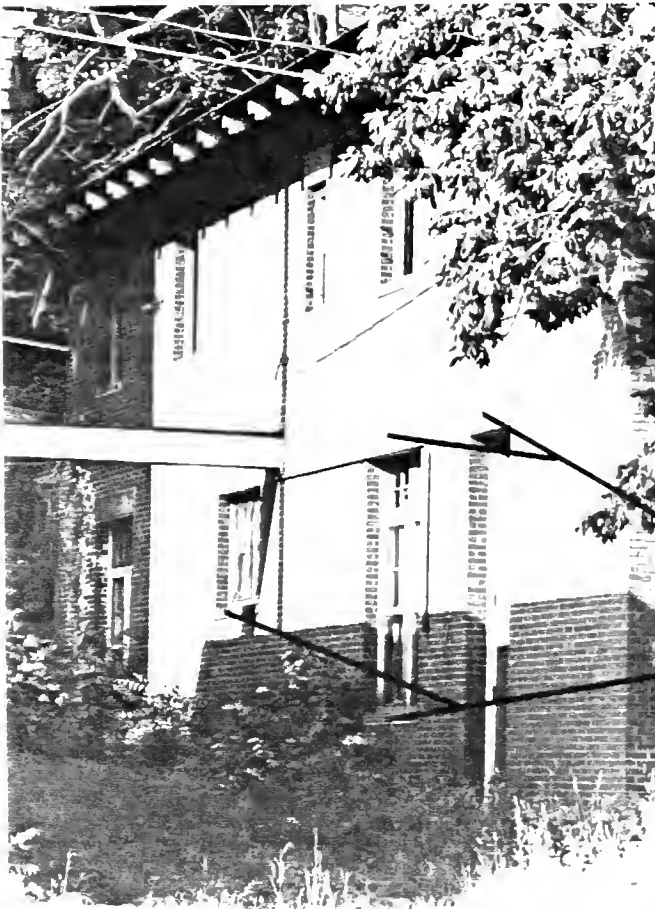
7/19

Exposed soffit

Ornately sawn rafter-tail



38



Cut stone headers and sills

39

August

Project

DIMOCK

Scale

Sketch No.

SK-20

Dwg Title

LAUNDRY BUILDING

Date

7/19

Round arch window



40



Repoint mortar

Exposed native stone foundation

41



Project

DIMOCK

Scale

Sketch No

SK-21

Dwg Title

LAUNDRY BUILDING

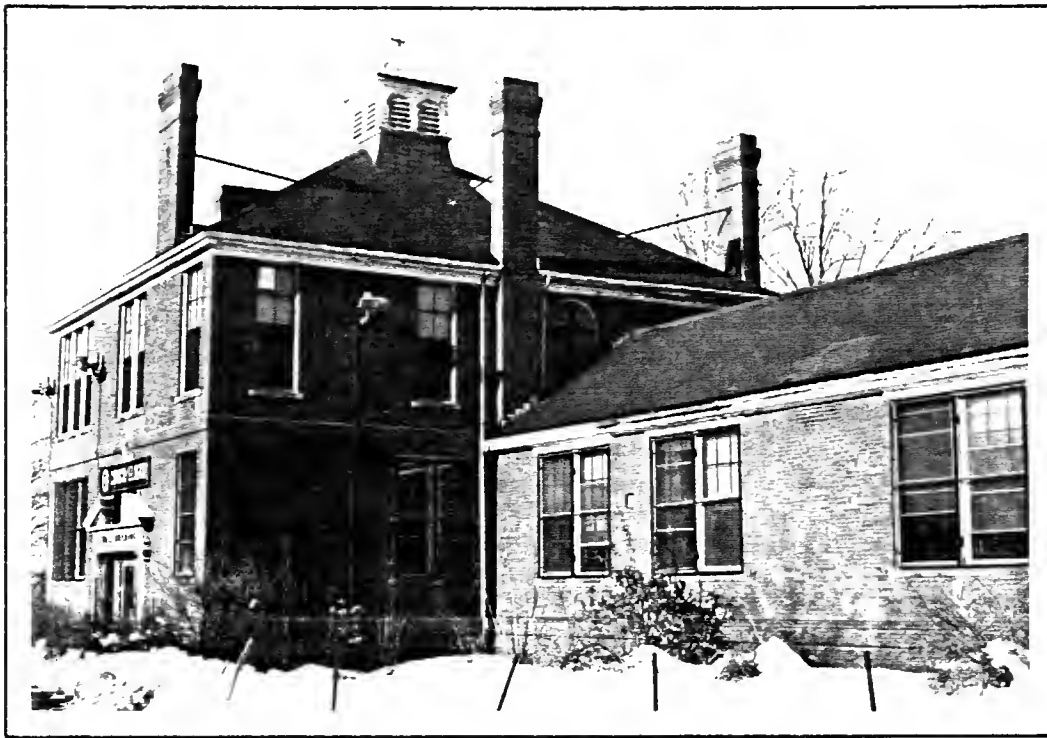
Date

7/19

New Laundry Building

REHABILITATION SUGGESTIONS

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
1. Renovate roof & roof water drainage system. Severe deterioration present. Keep historic character. (Photos # 36, 37)		New asphalt roof good for 15-20 yrs. Gutters painted 4-6 yrs, cleaned spring & fall
2. Replace all windows with thermal pane, thermal break metal frame units, matching original as closely as possible. This is necessary because most of the existing windows have been damaged beyond repair. (Photos # 38, 39, 40)		Virtually no maintenance on new windows
3. Remove all loose, mismatched & unsound mortar & masonry. Repoint, repair & replace as necessary to retain original character. (Photos # 38, 39, 40, 41)		Inspect & repair, 10-15 yrs
4. Remove boxed-in power source from Power House. Relocate underground if still necessary. (Photo # 39)		No maintenance
5. Exterior stairway on north side in need of restoration. Handrail and treads in extremely bad shape.		
6. Chimney on southwest corner should be rebuilt after proper research has been done and evidence has been found to establish the original form.		Inspect & repair every 10-15 yrs



Sewall Maternity Building & Ward

4000 on my ...
 ... by permanent ...
 ... 5000 ...

2000 ... on ground floor

1000 ... program ... by NIAH
 ... stability in ...

SEWALL MATERNITY BUILDING AND WARD

1. Location on Campus

This building occupies the greatest amount of space on the site of any at Dimock, but only if one includes the enclosed courtyard in its plan. Connected also to the Richards buildings by a half buried service tunnel, it forms the eastern end of the enclosing crescent on the highest ground of the complex. It's main entrance faces Dimock Street and the Zakrzewska building.

2. Building Description

The plan of this structure is formed around a large central courtyard. The original Sewall building, built in 1892, is a square two story red brick structure. Its hipped slate roof is punctuated by a frame cupola and stork weather vane. The entrance has a central broken pediment and an arched window above the double doors. Single story wings added later attach to another two story, roughly rectangular, brick block. This latter building, built in 1916, was the maternity ward and completes the enclosure of the courtyard. The roof of the ward is also made of slate and has a hipped shape.

3. Historic and Architectural Features

Architectural features significant to the character of the building and to be preserved are: stylized and rusticated string courses on the first story; molded brick details; stone sills and lintels; stone water table; classically detailed south and east entrances; the palladian window and its large inset brick arch above the south entrance; flared flat brick arches above 4/4 wooden double-hung sash windows; symmetrical fenestration of paired and single 6/6 wooden double-hung sash windows and their fixed six light transoms on the second floor and fixed 3 light transom on the first; round windows; concrete arcade topped with a decorative iron safety rail; all decorative ironwork used for fire escapes and hand rails; decorative eave and roof drainage system; classically influenced back veranda with its stairs, iron safety rails, and tuscan columns; slate roofs; highly detailed and tall brick chimneys; iron chimney supports; copper flashing; wood frame cupola and its paired, arched louvers; the size, shape, and metal material of the cupola's roof; stork weather vane; arched brick transoms; original doors at east and north entrances, original name and lettering at south entrance.

4. Areas Needing Restoration

The general condition of this building is fair to poor and there have been several exterior alterations that have affected its overall character. Spot repairs and repointing are needed in many areas of all exterior brick surfaces. Whole windows have been taken out and openings bricked solid with mismatched mortar. Window transoms and upper sashes boarded over with white plywood should be returned to original conditions. White painted lights in windows and doors appear indiscriminately throughout the whole building complex. The roof drainage system is in desperate need of immediate attention. Wooden gutters falling from eaves, inadequate and unattractive flashing repair done with black asphalt mastic, and leaning unsupported down spouts are a few of the more noticeable warning signs. The slab roof deck of the concrete arcade has suffered severe spalling. Extensive repair or pouring a new concrete slab may be necessary to return it to its original condition. Cracks in the arches of the arcade also need repair. Deterioration of exterior wood surfaces should be checked by the restoration and replacement of all that is missing and irreparable. Sanding, scraping, and painting will complete the process.

5. Inappropriate Remodeling and Repairs

Again, an aluminum double door and side light system has disfigured an otherwise very attractive entry. Duplication of the original door in material, design, and hardware would return the south entrance to its original beauty. Remove all unnecessary security screens from windows and doors. Their severe appearance are 180 degrees from the original design intent of a maternity ward. Interior security bars less visible from the outside would be an improvement, but their appearance from the inside would also have to be considered before installation. Exhaust vents that appear on the sides of the building and poke through boarded up windows should be removed or relocated to areas less noticeable. Modern flood lights attached to brick facades of the Sewall building are obtrusive and interfere greatly with the design character of the building. Hopefully street lights of a compatible historic nature can replace their modern counterparts.

Sewall Maternity Building and Ward
Built 1892 & 1916

IMPORTANT FEATURES

1. Main entry with pediment broken by large arched lunette window. Also original signage located on entrance fascia. (Photos # 42, 43)
2. Molded brick watertable, brick string courses, flared flat brick arches, stone sills and lintels, stone watertable at rear of building. (Photos # 42, 43, 47, 50, 51, 52, 53, 55)
3. Eastern entrance which incorporates a classical portico topped by a Palladian window. (Photo # 47)
4. Various light, mutton, mullion arrangements in wood framed double hung wooden sash windows, some with fixed transoms. The many different sizes and shapes of the windows play an important role in the historic character of the Sewall building. (Photos # 42, 43, 44, 45, 46, 47, 50, 51, 52, 55)
5. A concrete arcade topped with decorative iron safety rail. (Photo # 52)
6. Decorative ironwork and railing for emergency exit at north west corner, and railing around basement entry. (Photos # 52, 53, 54, 55)
7. Original doors at east, north and basement entryways. (Photos # 47, 50, 53)
8. Second story porch with Tuscan columns and iron railing at north east corner. (Photo # 48)
9. Decorative eave treatment and roof water drainage system. (Photos # 42, 45, 46, 47, 49, 50)
10. Hipped slate roofs over main blocks and slate pitched roofs over the side wings. (Photos # 42, 44, 45, 46)
11. Tall and highly detailed brick chimneys and their iron supports. (Photos # 42, 44, 45, 46)
12. Wood frame copula with its paired round arched louvers, bell shaped hip roof and stork weather vane. (Photos # 42, 44)

Cupola with stork
weather vane

4/4 wood sash window

Modern flood lights



42



Keystone

Lunette window

Broken pediment

Aluminum doors and sidelights

43

August

Project

DIMOCK

Scale

Sketch No.

SK-22

Dwg Title

SEWALL MATERNITY BUILDING

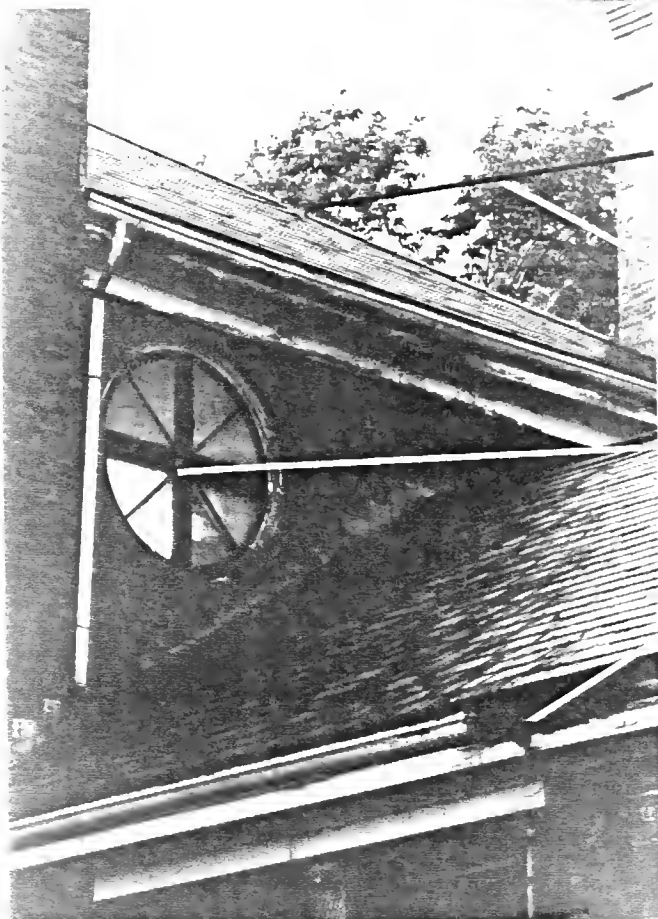
Date

7/19

Stork weathervane



44



Iron chimney brace

Round window

Gutter in need or repair

45

August

Project

DIMOCK

Scale

Sketch No.

SK-23

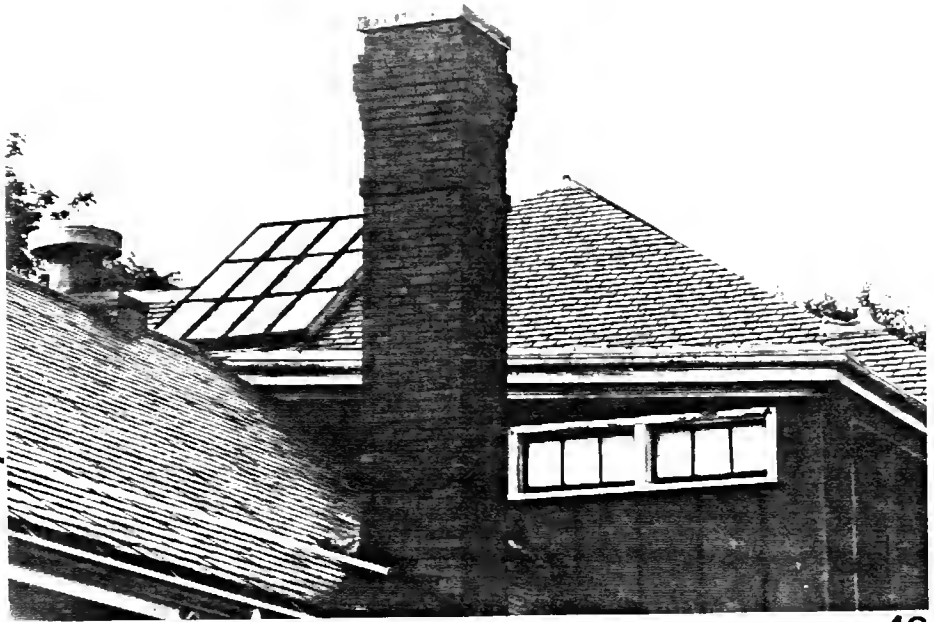
Dwg Title

SEWALL MATERNITY BUILDING

Date

7/19

Inappropriate mastic covered flashing



46

Palladian window

Security screens

Bricked-in windows



47



Project

DIMOCK

Scale

Sketch No.

SK-24

Dwg Title

SEWALL MATERNITY BUILDING

Date

7/19

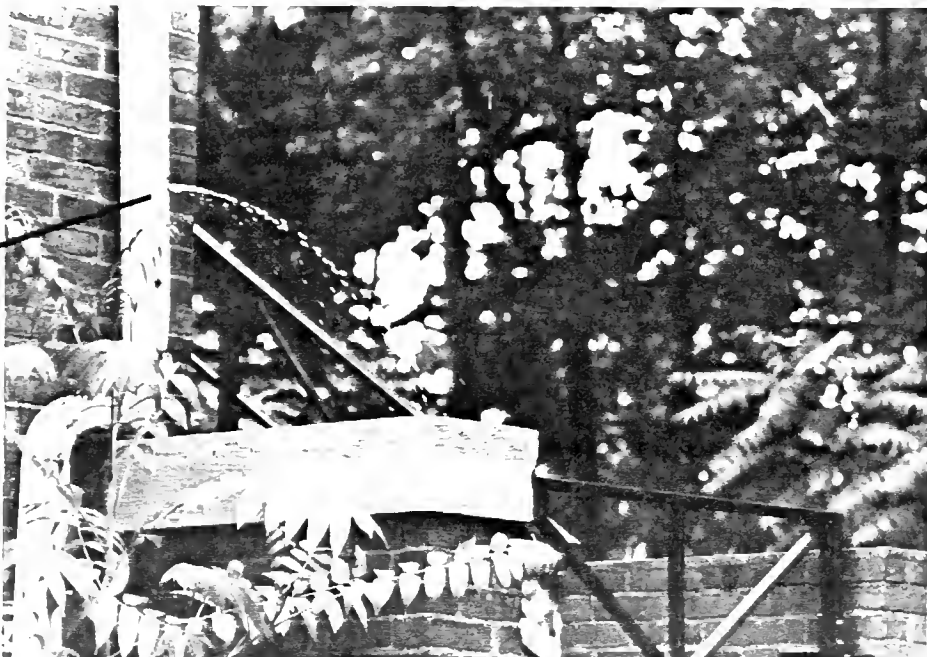
Tuscar. columns

Iron railing



48

Downspout leak



49

August

Project

DIMOCK

Scale

Sketch No.

SK-25

Dwg Title

SEWALL MATERNITY BUILDING

Date

7/19

boarded in transom windows



50

stone watertable

stone sills



51

August

Project

DIMOCK

Scale

Sketch No

SK-26

Dwg Title

SEWALL MATERNITY BUILDING

Date

7/19

Decorative iron rail

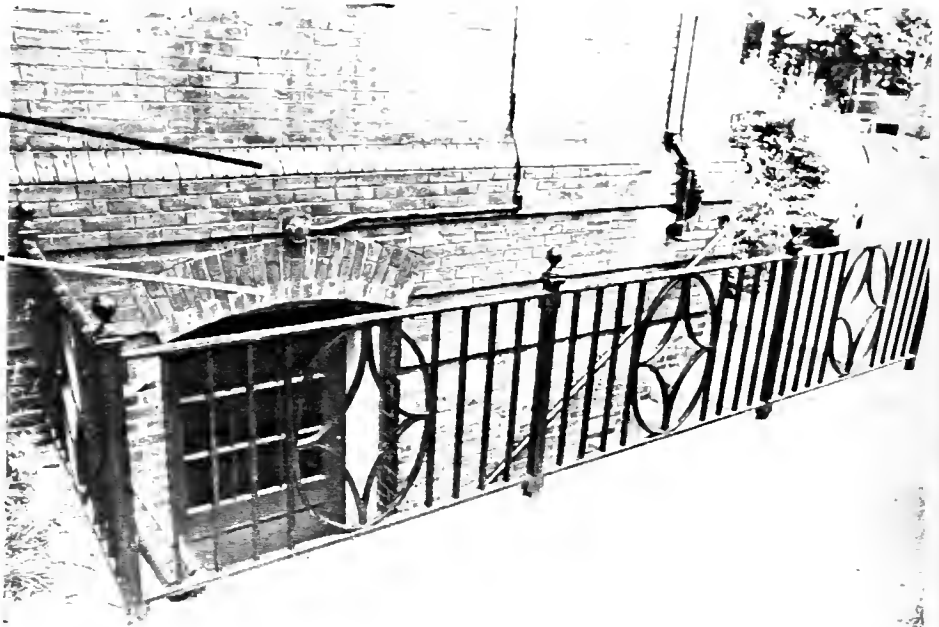
Concrete arcade



52

Molded brick watertable

Segmentally arched brick door header



53

August

Project

DIMOCK

Scale

Sketch No.

SK-27

Dwg Title

SEWALL MATERNITY BUILDING

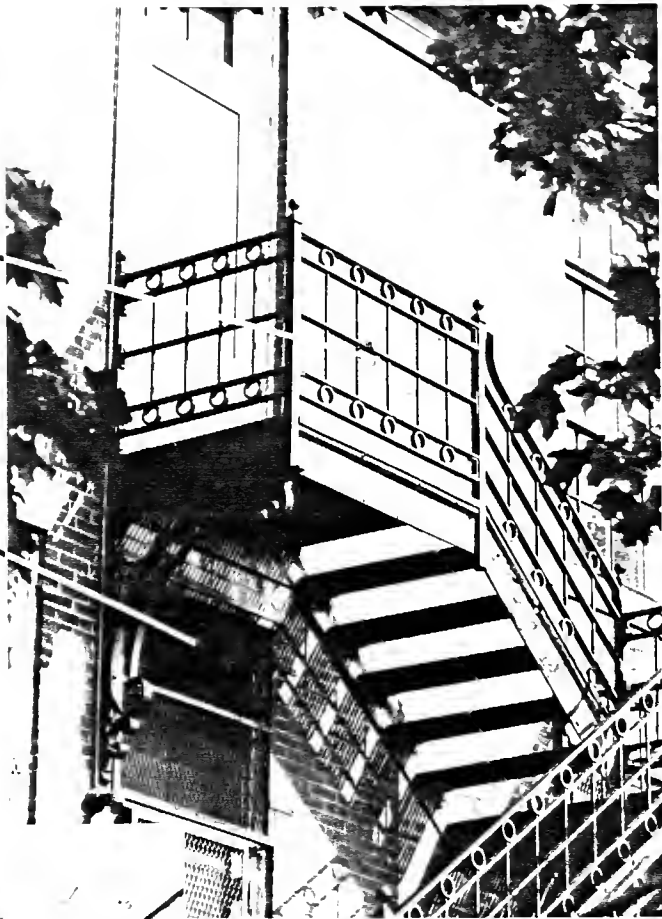
Date

7/19

August Associates, Architects 75 Kneeland Street Boston, Massachusetts 02111 617.451.0303

Decorative iron landings and fire escape

Security screen



54



Clean up area

55



Project	DIMOCK	Scale	Sketch No.
Dwg Title	SEWALL MATERNITY BUILDING	Date	SK-28
			7/19

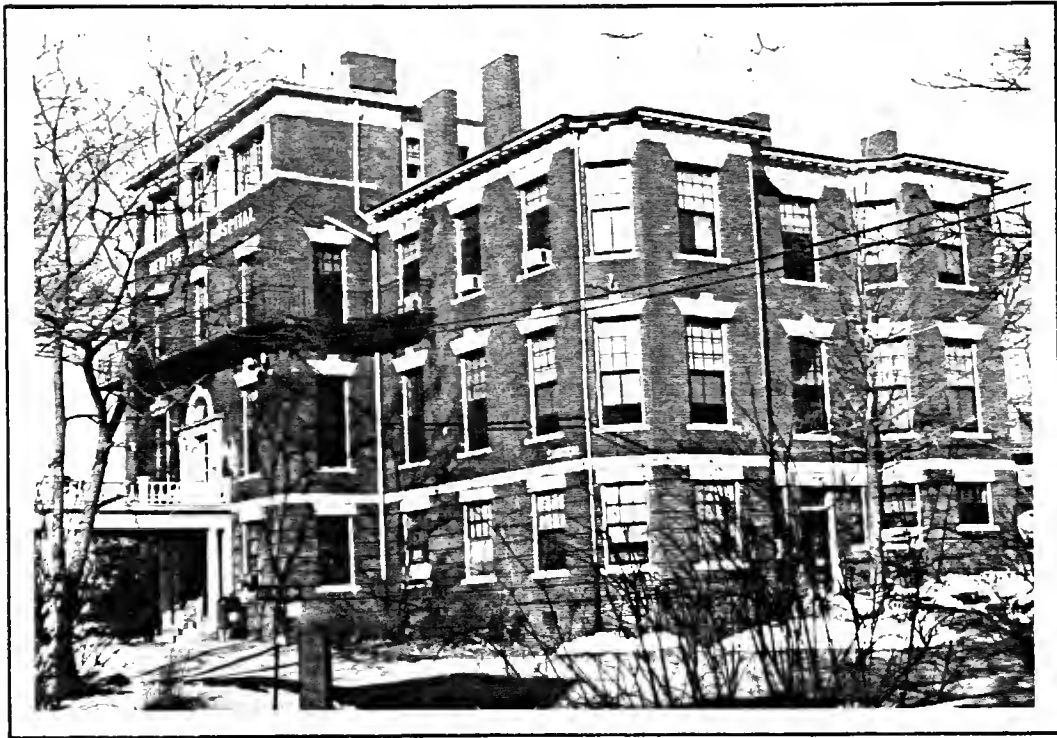
Sewall Maternity Building and Ward

REHABILITATION SUGGESTIONS

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
1. Restore roof & its water drainage system: wooden gutters, broken slates, soffit & fascia area, inappropriate flashing repair & downspouts. (Photos # 42, 44, 45, 46, 47, 49)		Paint gutter 4-6 yrs. Check slate roof 5-10 yrs. Clean gutter every spring & fall
2. Restore windows to original conditions. Remove boarded up lights, relocate exhaust vents, take down unnecessary security screens. Renovate windows to an airtight condition using weather stripping, reglazing, sill repair, caulking, new glass, etc. Repair sash weight & pulley system. (Photos # 42, 43, 44, 45, 46, 47, 50, 51, 52, 55)		Paint & reglaze every 4-6 yrs
3. Inspect all exterior brick walls & chimney surfaces. Remove all loose, mismatched & unsound mortar and masonry. Repoint, repair & replace as needed. (Photos # 42, 43, 45, 46, 47, 49, 50, 53, 55)		Check & repair every 10-15 yrs
4. Replace aluminum & glass front entrance with an entry based on photographic evidence of the original doors. (Photos # 42, 43)		Repaint every 4-6 yrs
5. Repair, restore, replace, scrape, sand & paint all exterior wood surfaces. (Photos # 42, 43, 44, 45, 46, 47, 48, 50, 52, 53)		Repaint every 4-6 yrs

Sewall Maternity Building and Ward (Continued)

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
6. Scrape rust and scale from iron railings & repaint with rust inhibiting paint. (Photos # 48, 49, 52, 53, 54, 55)		Check, repair and paint every 4-6 yrs
7. Concrete arcade & its slab roof deck spalling. Repair to maintain structural integrity. (Photo # 52)		Inspect regularly & repair as needed
8. Remove modern floodlights attached to brick walls. (Photos # 42, 43, 47, 50)		N/A
9. Relocate exhaust ducts and vents in bricked up windows on east side. Restore windows to their original locations. (Photo # 47)		Repaint & re-glaze every 4-6 yrs



Edna B. Cheney Surgical Building

office of family day center. used s. of Elm

*the Dept. of Social Services to sign 5 yr lease;
will be over.*

EDNA B. CHENEY SURGICAL BUILDING

1. Location on Campus

This building is connected to the Richards Building by a half buried service tunnel and helps to form the crescent that encloses a great portion of the Dimock "Common". But it is sited with its back to the "common" and faces the opposite direction toward the main entrance, where Dimock Street intersects with Columbus Avenue.

2. Building Description

The main core of this brick building is a four story, three bay central block and is flanked on each side by three story wings which terminate into double bays. It was built in 1899 with sensitive use of Georgian revival detailing. A large overhanging cornice with ornately carved brackets surrounds the lower two wings' flat roofs. An even more ornate entablature, with attached balustrade, surrounds the higher central block's flat roof. Fronting the building is a classical, Georgian revival styled, porte-cochere with a balustrade wrapped porch-roof.

3. Historic and Architectural Features

Architectural features that are significant to the character of this building and must be preserved, in addition to those previously mentioned are: stylized rustications using brick string courses at the lower level; contrasting light colored stone used in flared lintels, sills, watertable, column bases and front entry steps; roof balustrades; typical 9/2 and 12/2 double hung wood sash windows; Palladian window over port-cochere and main roofs, and the 4th floor column and lintel window system; original fire escape and its decorative braces and handrail; all chimneys at their present size and form as well as their brick detailing and stone caps.

4. Areas Needing Restoration

The most drastic exterior alteration to the form of this building was the removal of the balustrade from the roofs of lower wings. Also, the original character of the porch-roof on the porte-cochere has been changed. Photographs or drawings of original conditions should be located and the balustrades restored. Spot repair and repointing of all masonry surfaces should be initiated. Roof gutters and downspouts are in need of repair and restoration work. Some downspouts need to be replaced, their size and shape are different from others that appear to be originals. The entablature and cornice areas need extensive restoration, missing brackets and carvings, water damage from leaking gutters and cracked

and peeling paint all need attention. Wood-shingled exterior side walls on the fourth floor also have severe problems with cracked and peeling paint. All exposed wood should be scraped, repaired, sanded, and painted.

5. Inappropriate Remodeling and Repairs

Inappropriate glass and aluminum doors and side lights at the front entrance should be removed. Replacement doors should duplicate the original doors in design, material and hardware as closely as possible. Aluminum storm and screen windows should be replaced with less conspicuous protective enclosures. An eight foot florescent light on the ceiling of the porte-cochere should be removed and replaced with a lighting fixture more appropriate to the time period in which the Cheney building was designed. Previous repointing of mortar joints in several areas of the building obviously did not duplicate the original mortar color. Remove all light colored mortar by the gentlest means possible and replace. Duplicate old mortar in composition, color, and texture. A fire escape located on the north side of the building is not compatible with the size and scale of the building. If it is necessary to retain a metal stairway for code compliances it should be scaled down as much as possible and made less obtrusive by keeping it in closer to the sides of the projecting bays. Remove all ivy and other foliage attached to or rubbing against the masonry walls. Restore original lettering on front facade, including the missing building name originally located under the steel balcony.

Edna B. Cheney Surgical Building
Built 1899

IMPORTANT FEATURES

1. Classically detailed Georgian revival porte-cochere with balustrade wrapped porch roof, topped by a Palladian window at the main entrance. (Photos # 56, 57, 58, 61, 62)
2. Overhanging modillioned cornice and ornately carved entablature with attached balustrade. (Photos # 56, 60, 62, 63, 64, 66, 67)
3. Stylized rustication using brick string courses; flared cut-stone lintels, sills, column bases, water table and string courses, and entry steps. (Photos # 56, 57, 58, 62, 63, 64, 65, 66, 67)
4. Typical 9/2 and 12/2 wood framed double hung, wood sash windows. Palladian window and top floor column and lintel window. (Photos # 56, 61, 62, 63, 64, 66, 67)
5. Brick chimneys with stone caps. (Photos # 60, 63, 64)

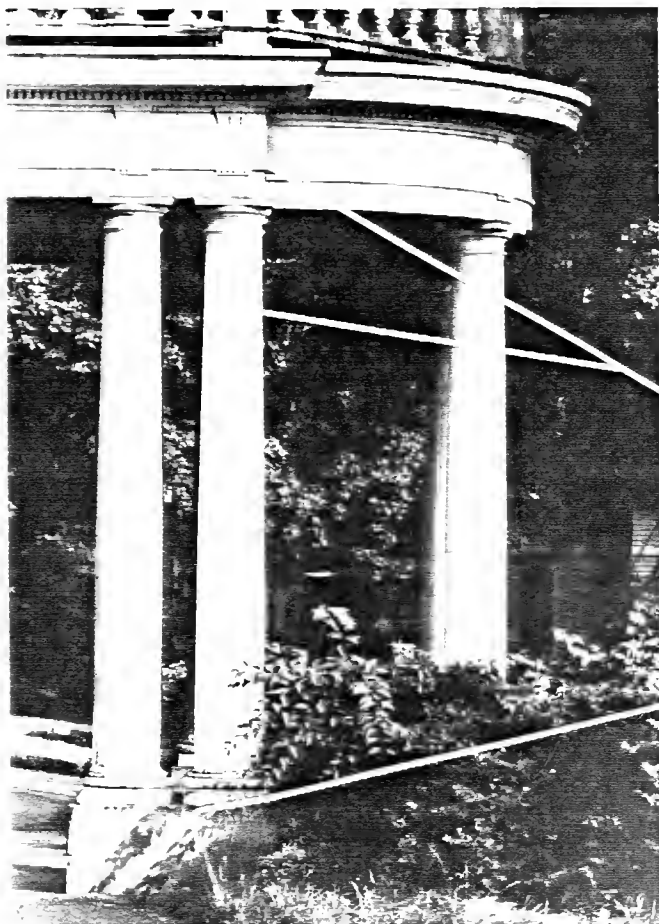
Column and lintel window system

Georgian revival porte-cochere

Palladian window



56



57

Facia and column details

Stone column base



Project

DIMOCK

Scale

Sketch No.

SK-29

Dwg Title

EDNA B. CHENEY SURGICAL

Date

7/19

Innacurate ballustrade

Flourescent light



58

Cornerstone



59

August

Project

DIMOCK

Scale

Sketch No.

SK-30

Dwg Title

EDNA B. CHENEY SURGICAL

Date

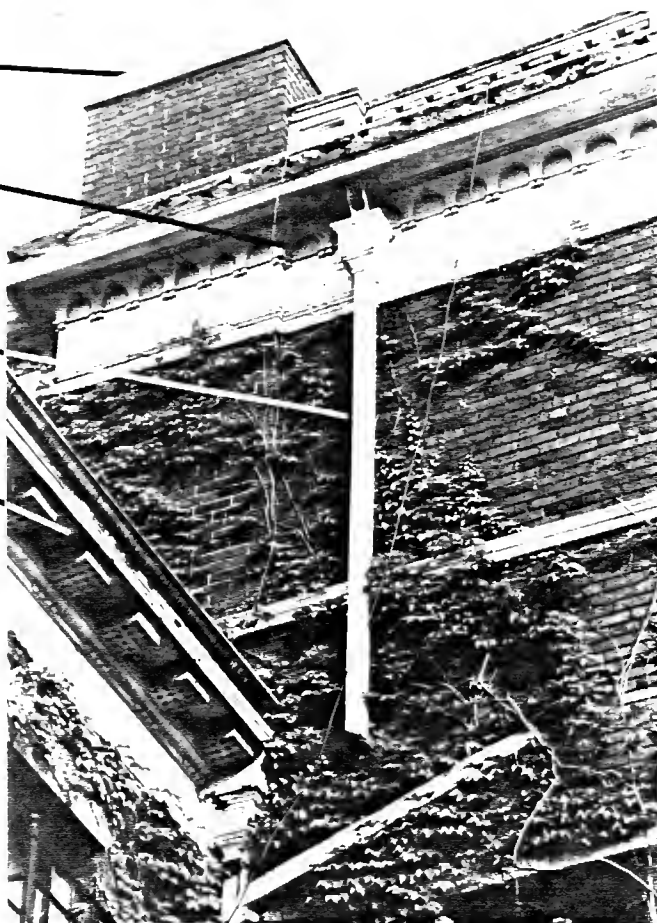
7/19

Brick chimney with stone cap

Ornately carved entablature

Roof drain

Modillioned cornice



60



Detail palladian window

Detail balustrade

61

August

Project

DIMOCK

Scale

Sketch No.

SK-31

Dwg Title

EDNA B. CHENEY SURGICAL

Date

7/19

Fire escape on north side

Service tunnel to Richards Building



62



Aluminum storm windows

Flared stone lintels

12/2 wooden double hung sash window

63

August

Project

DIMOCK

Scale

Sketch No.

SK-32

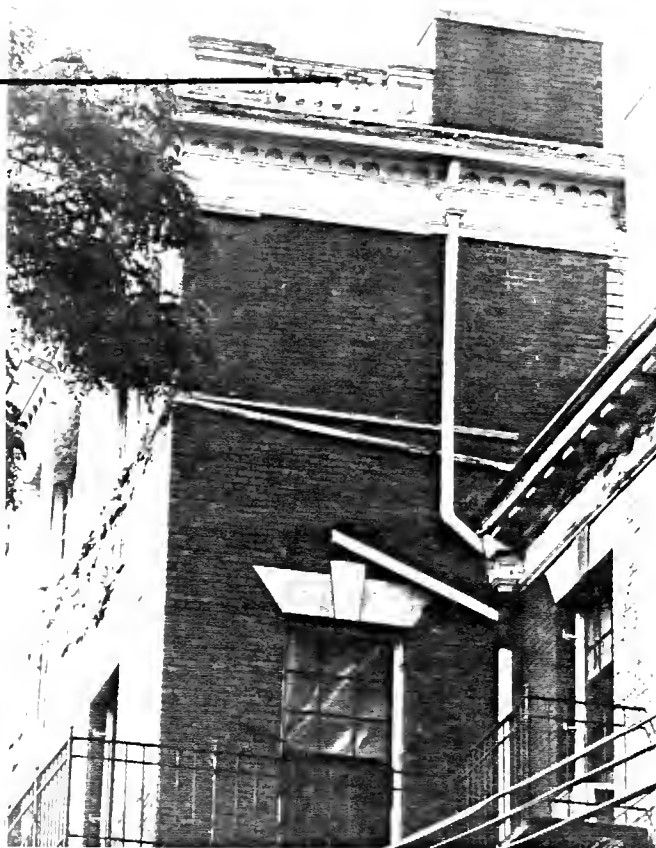
Dwg Title

EDNA B. CHENEY SURGICAL

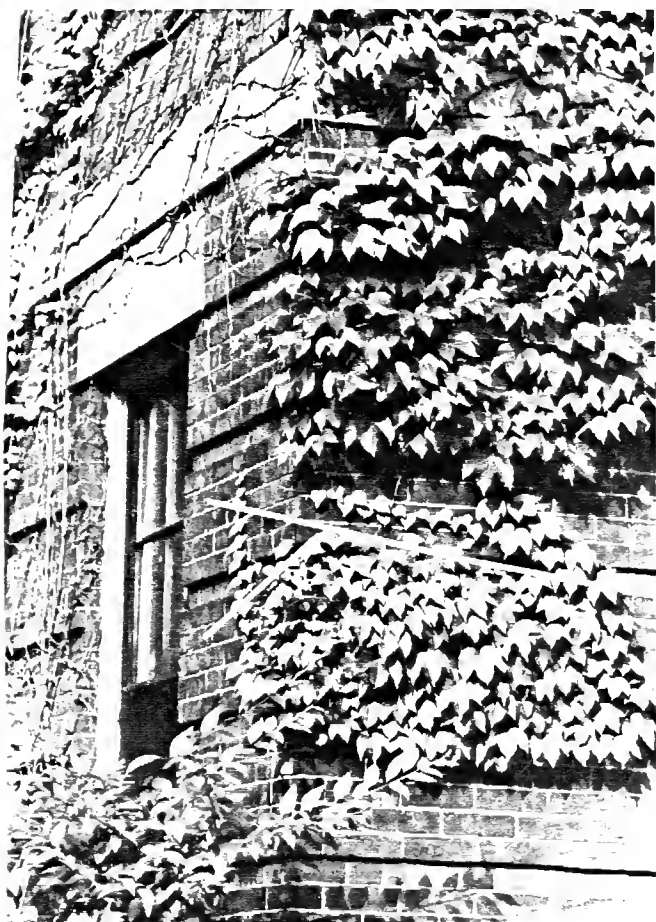
Date

7/19

Top story balustrade



64



Stylized brick rustication

65

August

Project

DIMOCK

Scale

Sketch No.

SK-33

Dwg Title

EDNA B. CHENEY SURGICAL

Date

7/19

Balcony fire escape

Stone string course



66

Wood shingle exterior wall

Stone string course



67

August

Project

DIMOCK

Scale

Sketch No

SK-34

Dwg Title

EDNA B. CHENEY SURGICAL

Date

7/19

Edna B. Cheney Surgical Building

REHABILITATION SUGGESTIONS

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
1. Restore roof & its water drainage system: wooden gutters, built in gutters and downspouts. (Photos # 56, 60, 61, 62, 63, 64, 66, 67)		New B.U.R. last 20-30 yrs. Clean gutters & downspout spring & fall.
2. All exterior wood surfaces need to be repaired, restored, or replaced; then scraped, sanded & painted. (Photos # 56, 57, 58, 60, 61, 62, 63, 64, 66, 67)		Paint every 4-6 yrs
3. Extensive restoration work needed in entablature & cornice areas. (Photos # 60, 61, 63, 64, 66)		Paint every 4-6 yrs. Coordinate w/roof drainage repair & maintenance
4. Inspect all exterior brick & masonry walls & chimney surfaces. Remove all loose, mismatched & unsound mortar & masonry. Repoint, repair & replace as needed. (Photos # 59, 62, 64, 66, 67)		Check & repair 10-15 yrs
5. Replace aluminum & glass front entrance with entry which duplicates original in design, material and hardware. (Photo # 56)		Due to excessive use, paint every 2-3 yrs
6. Cut back ivy & other vines growing on building. Other foliage growing close to building also needs to be cut back. (Photos # 56, 58, 59, 60, 61, 62, 63, 65)		Each year early spring

Edna B. Cheney Surgical Building (Continued)

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
7. Scrape rust and scale from iron fire escapes & repair as required to maintain safe egress. Paint with rust inhibiting paint. (Photos # 56, 58, 62, 64, 66)		Regular maintenance for safe & proper working condition. Scrape & paint every 4-6 yrs
8. Replace 8' florescent fixture w/ more appropriate lighting. (Photos # 56, 58)		Bulb replacements
9. Restore original signage to building. (Photos # 56, 64)		Hopefully maintenance free after
10. Restore balustrade to lower wings of buildings. (Photos # 62, 63, 64, 67)		Paint 4-6 yrs
11. Restore porte-cochere. See historic photos for original conditions. (Photos # 56, 57, 58, 61, 62, 66)		Check & clear roof of leaves spring & fall. Paint wood 4-6 yrs
12. Aluminum storm windows & screens should be replaced with less conspicuous protective enclosures. (Photos # 62, 63)		Depends on system - wood needs paint every 4-6 yrs, aluminum virtually maintenance free
13. Scale down fire escape on north side. (Photo # 62)		See #7



Goddard Home for Nurses

The 13 yr old

most stable group of women

GODDARD HOME FOR NURSES

1. Location on Campus

This rectangular planned, symmetrically detailed brick building helps enclose the Dimock "Common". It is the visual cornerstone of the complex as it is the first building one encounters upon entering through the main gate on Columbus Avenue. It is also the most visible building by pedestrian and vehicular traffic on Columbus.

2. Building Description

Built in 1909, it is an eleven bay by four bay 3 story brick building with raised basement. A classical revival entrance of ornately carved stone is centrally attached. The entrance is linked to the rest of the building with the use of stone as a common denominator. The following items are also made out of stone: string courses, the watertable, window sills, door and window headers and decorative elements on the back porch. The roof of this structure is a fairly low pitched, hipped slate with three small, hipped dormers centrally located toward the front.

3. Historic and Architectural Features

Architectural features that are integral to the character of Goddard are: rusticated brick string courses in the brick foundation, the brick arcaded loggia which supports the backporch, decorative ironwork on porches and balconies, protective roof systems over secondary entrances including their wooden braces and brackets, stone water table and string courses, stone window sills, stone headers, ornately carved stone classical revival front entrance, original brass letters of name over entrance, 2 palladian window systems on the four stories of the backside, original 6/6; 9/1/; 6/1; etc. light per sash ratios, wooden double-hung sash windows, lights and carved panels in side lights and front doors, arched portal opening, ornately sawn and detailed rafter tails, open soffit, slate roof, the three small symmetrically arranged dormers, slate covered walls on dormers, all chimneys and their brick detailing.

4. Areas Needing Restoration

There have been only a few alterations or additions made to the exterior of this building. One being the addition of an undersized non-conforming window into the back wall of the main building on the ground level floor. Flashing around the chimneys seems to be a problem, they have been altered and covered with black roofing mastic, they should be restored to their original condition. Masonry maintenance should begin at once on the arched loggia supporting the back porch. Open joints

and continued moisture infiltration will lead to the eventual failure and collapse of the porch structure. A patch and repair program should be initiated for all exterior masonry, bringing all brick surfaces to a moisture resistant state. All exterior wood needs to be scraped, sanded, repaired and painted.

5. Inappropriate Remodeling and Repairs

Security bars and screens on doors and windows should be replaced with less visible barriers. An effort to remove window fans and air conditioning units from highly visible areas should be made. All flashing of chimneys, roof dormers and dormer windows, as well as the valleys where dormer roofs meet the main roof, should be thoroughly inspected, repaired and restored where necessary. One large, modern, outdoor floodlight, mounted above the front entrance should be removed. Graffiti and other signs of vandalism should be removed, repaired and cleaned up.

Goddard Home for Nurses
Built 1909

IMPORTANT FEATURES

1. Classical Revival central entranceway of carved stone, original signage, arched portal with key stone and original panel and light door and side lights. (Photos # 68, 69)
2. Rusticated brick string coursing at foundation level. (Photos # 70, 71)
3. Stone trim and ornamentation used as watertable, sills, string courses between stories, and chimney caps. (Photos # 68, 69, 70, 71, 73)
4. Flared brick flat arches over windows and doors. (Photos # 68, 70, 73)
5. Typical 9/1 wooden double hung sash windows as well as the upper floor 6/1 ratio and 6/6 ratio in basement. (Photos # 68, 69, 70, 71, 72, 73)
6. Two Palladian windows set into three story blind arches on the rear facade. (Photos # 70, 71)
7. Brick arcade with keystone lintels supporting a back porch with decorative iron and brick post railing.
8. Decorative iron false-balconies. (Photos # 68, 69, 70, 71)
9. Back entry shed roofs with large wooden support braces and their exposed structural members. (Photos # 70, 71)
10. Open soffit and carved rafter tails. (Photos # 70, 71, 72, 73)
11. Slate hipped roof with three slate-wall dormers on the front facade and detailed brick chimneys with copper flashing. (Photo # 72)

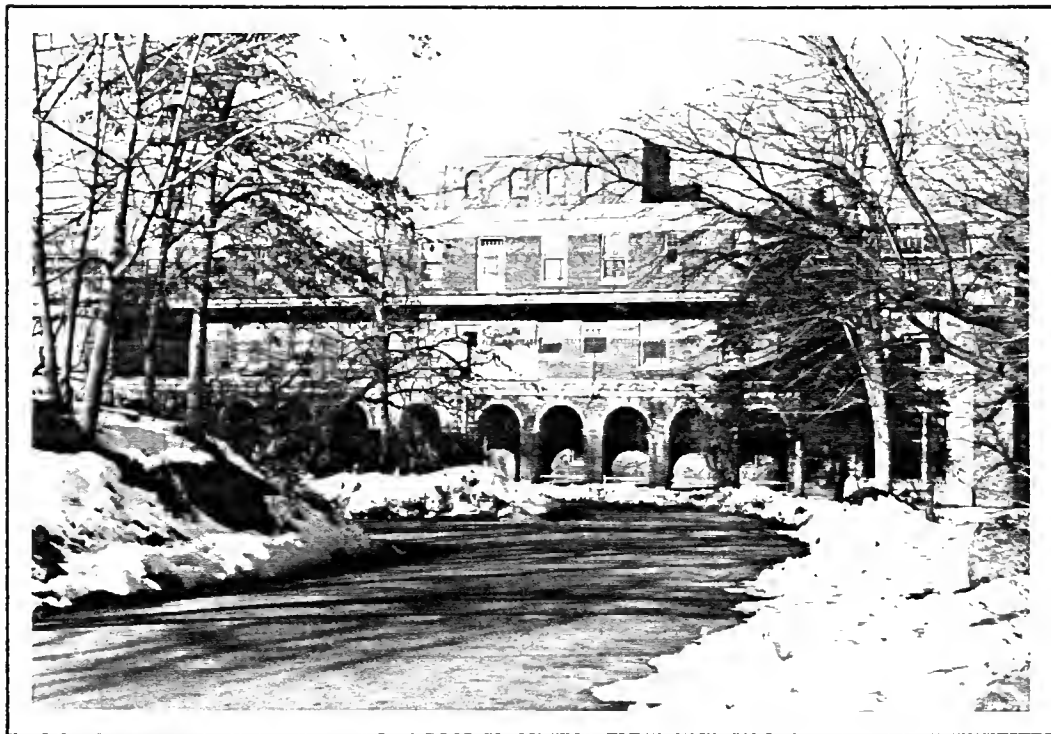
Goddard Home for Nurses

REHABILITATION SUGGESTIONS

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
1. Brick arcade in need of immediate repair & restoration. Remove all loose, mismatched & unsound mortar & masonry. Repoint, repair & replace as needed to bring all brick surfaces to a moisture resistant state. (Photos # 68, 70 71)		Check & repair every 10-15 yrs
2. All exterior wood surfaces should be repaired, restored or replaced, then scraped, sanded & painted. (Photos # 68, 69, 70, 71, 72, 73)		Paint every 4-6 yrs
3. Flashing around chimneys should be restored. Black mastic repair work inappropriate & a short term solution. (Photo # 72)		Proper flashing at this time could last 75-100 yrs w/o maintenance
4. Remove graffiti & other signs of vandalism from building. (Photo 71)		Clean up as quickly as possible for easier removal & to prevent proliferation
5. Remove unnecessary security bars & screens. (Photos # 70, 71, 73)		N/A
6. On rear facade, at north end of porch, an additional window throws off the symmetrical balance. It should be returned to the original intent. (Photo # 71)		See # 1

Goddard Home for Nurses (Continued)

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
7. Remove incompatible exterior lighting. (Photos # 68, 71)		
8. Replace highly visible air conditioning units & exhaust fans located in open windows with a less noticeable system. (Photo # 69)		



Linda Richards Building

city-owned except for the
part of health services + women's program
area - total of 3000 sq ft

LINDA RICHARDS BUILDING

1. Location on Campus

This brick flattop is the northernmost building on the site and is the middle structure of three that are inter-connected by means of a low half-buried service tunnel. The Sewall building is to the east and the Edna B. Cheney Building to the west. The crescent shape of these buildings effectively encloses half of the Dimock "Common". "Pudding stone" outcroppings abound in this half of the common and provide an interesting visual contrast to the sharp corners and red brick of the Richards Building.

2. Building Description

This was the last building built in the Dimock complex. It was finished in 1930. The three story brick building has a flat roof with a small flat-roofed penthouse atop the main structure. It has an upside-down "T" plan, so the top of the "T" faces forward, and the ends of the arms project slightly forward. Between the projections there is an arcaded loggia with a sunporch on top.

3. Historic and Architectural Features

Architectural features that are significant to the character of this building are: flared brick keyed lintels over windows; herringbone brick panels; all decorative brick detailing; molded brick string courses; cast stone "classical detailing"; cast stone entablature; decorative handrail iron work on sunporches; cast iron basement vent covers; original typical 8/1 double hung wooden sash windows; awning type windows with fixed arched transoms and curved tracery in the penthouse; colossal cast stone brackets supporting upper sundeck.

4. Areas Needing Restoration

Many windows have been altered in this building. Special care should be taken to renovate all windows to their original form and character, especially those on significant facades. Much of the brick exterior surface of this building appears to be in very good shape; however, there are several areas that are in severe need of repair. Repair work and repointing should be initiated promptly in these areas to prevent any further deterioration of wall structures. Wood deterioration is evident in many of the windows and door frames, repair and restoration is needed in all such cases. All other exterior wood surfaces need to be scraped, sanded, repaired and painted.

5. Inappropriate Remodeling and Repairs

New aluminum front entry door and side lights show no sympathy for the architectural integrity of the building. They should definitely be replaced with new doors that duplicate the intent of the originals. Also, modern aluminum awning type windows have been installed. Again, an effort should be made to duplicate the original windows in form and character, especially at the front of the building. Removal of ivy from all facades of the building will reveal important architectural features and prolong the life of all areas now covered by foliage. Removal will allow moisture to evaporate more quickly rather than remain trapped on the surface of the walls. Security screens should be replaced with a less visible form of barrier. There is what appears to be a loading dock area located in the rear of the building. The loading dock probably isn't original construction and it doesn't seem to be in use currently. Considering these two observations and the fact that it is in such a state of disrepair that it is crumbling to the ground, this whole loading dock area should be given a considerable amount of special attention. The loading platform needs to be torn down and removed, a bricked-in window needs opening up and renovating, the back door should be replaced and the back stairs, handrail and the whole approach to this secondary entrance needs to be considered and returned to a functionally attractive rear entrance. Also in the general area of the loading dock, an exterior exhaust duct should be made less obtrusive and all utility hardware and equipment not currently in use should be removed from any exterior wall.

Linda Richards Building
Built 1930

IMPORTANT FEATURES

1. All brick detailing including: flared flat window lintels, herringbone panels, round arched window openings with key-stones, molded brick string courses and insets. (Photos # 77, 78, 79, 80, 81, 82, 85, 86, 87)
2. Simplified Classical Revival cast-stone detailing. (Photos # 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85)
3. Decorative iron handrail on sun porches. (Photos # 74, 75, 76, 79, 80)
4. Front arcaded loggia linking two projecting wings with large central entry arch. (Photos # 74, 75)
5. Original typical 8/1 wooden double hung sash windows. Arched transom windows in penthouse. (Photos # 74, 75, 77, 80, 81)
6. Colossal cast stone brackets supporting upper sundeck. (Photos # 74, 75)
7. Flat top roof and its entablature. Also the small block penthouse on top. (Photos # 74, 75, 80, 81, 86, 87)

Top level sun deck with
iron handrail

2nd floor sun deck with
iron handrail

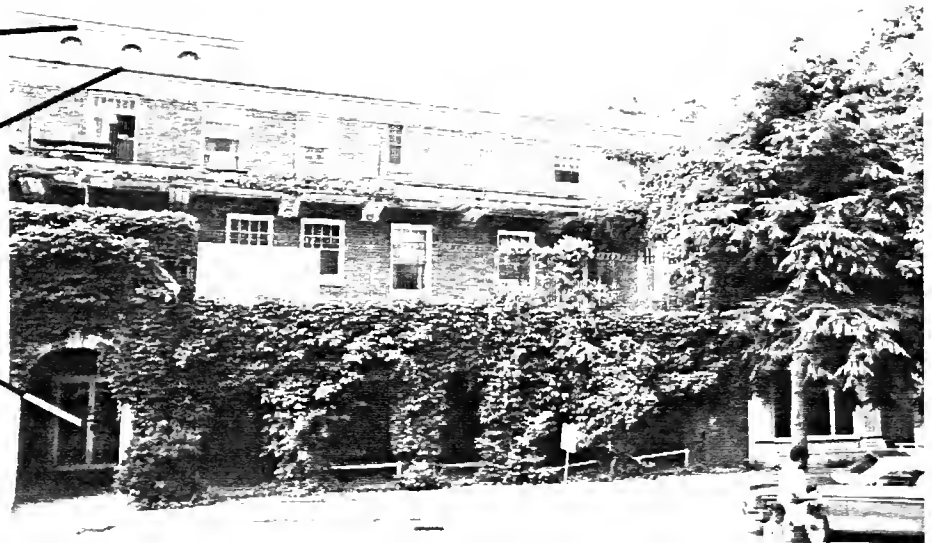


74

Penthouse

Cast stone entablature

Main entry center of
arcaded loggia



75

August

Project

DIMOCK

Scale

Sketch No.

SK-38

Dwg Title

LINDA RICHARDS BUILDING

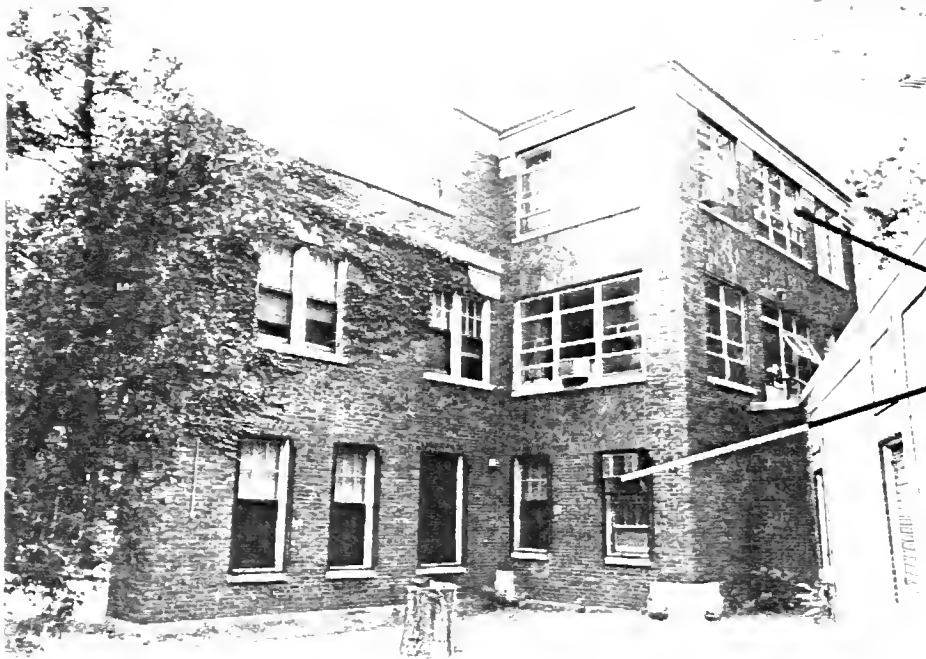
Date

7/19



Classical Revival style, cast stone

76



Aluminum awning windows

Security screen

77

August

Project

DIMOCK

Scale

Sketch No.

SK-39

Dwg Title

LINDA RICHARDS BUILDING

Date

7/19

ivy

fire escape



78

aluminum awning windows

fire escape



79

August

Project

DIMOCK

Scale

Sketch No.

SK-40

Dwg Title

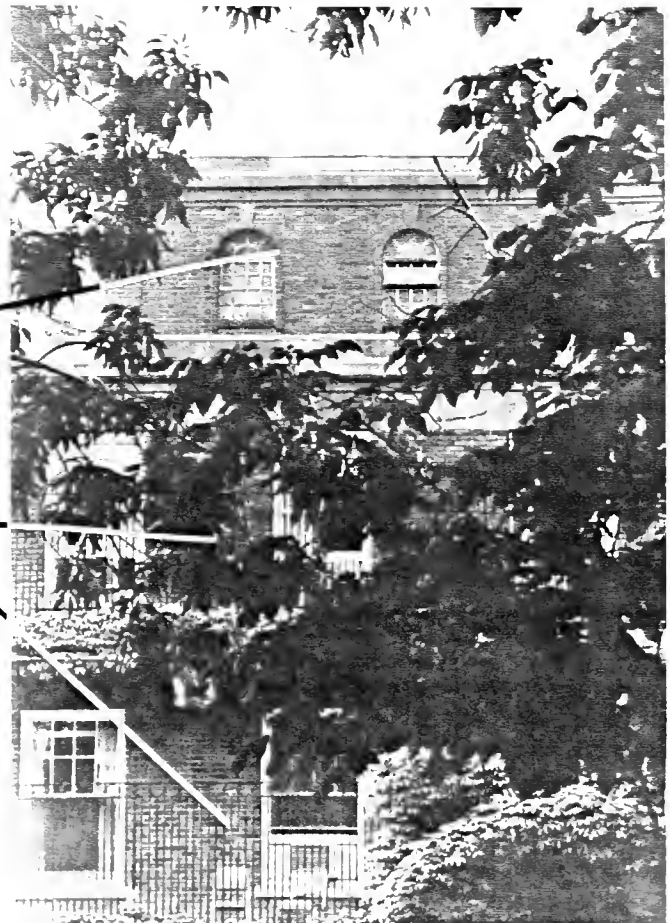
LINDA RICHARDS BUILDING

Date

7/19

Penthouse

Sun porches with iron handrail



80



Penthouse

Round arch window with
fixed transom

81

August

Project

DIMOCK

Scale

Sketch No.

SK-41

Dwg Title

LINDA RICHARDS BUILDING

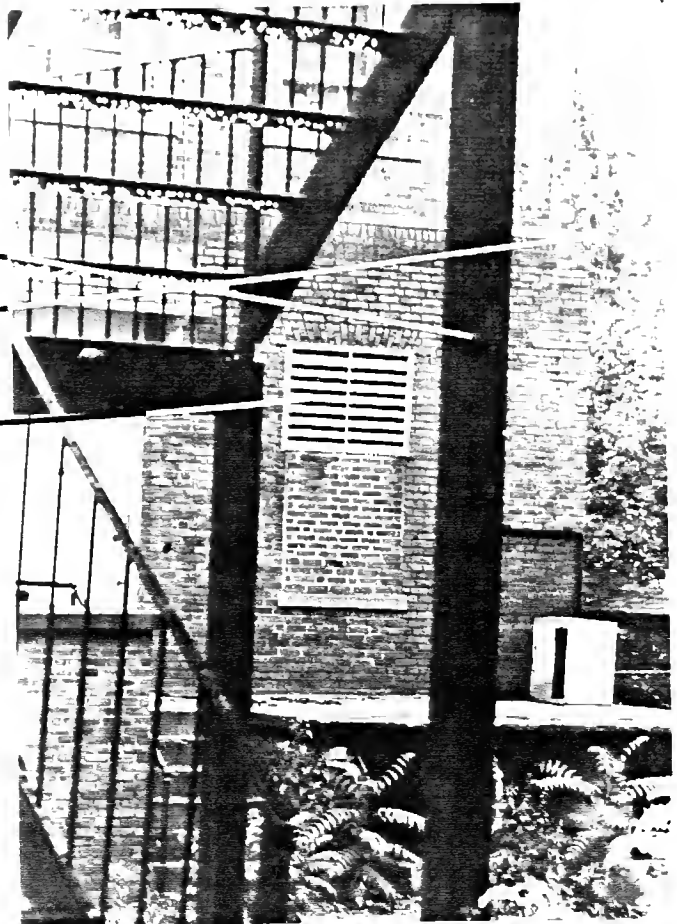
Date

7/19

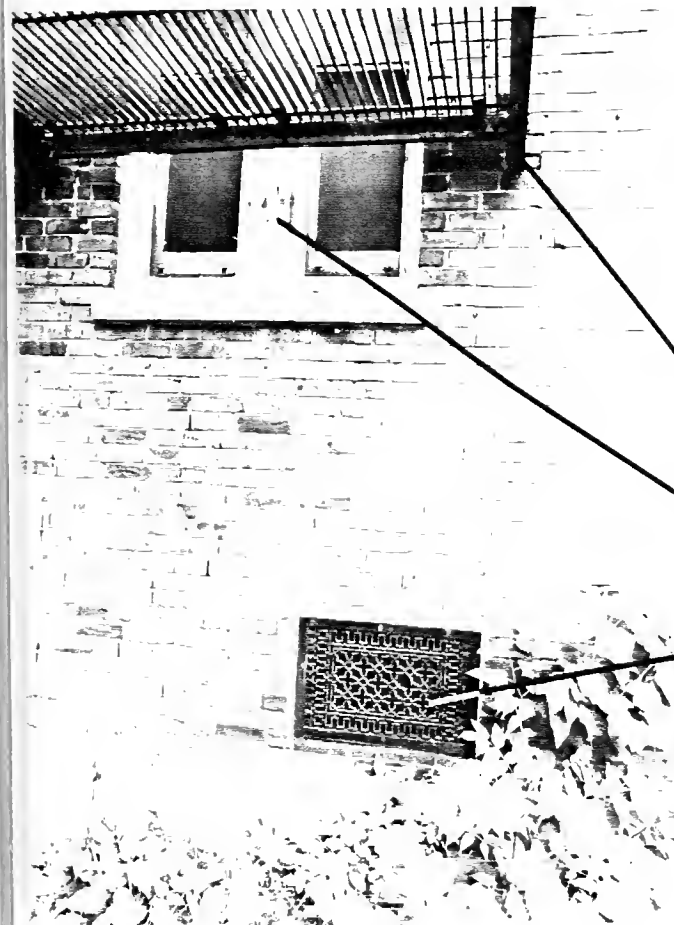
Fire escape stairs and structure

Molded brick string course

Inappropriate wood louver in window



82



83

Fire escape landing

Peeling paint

Cast iron air vent



Project

DIMOCK

Scale

Sketch No.

SK-42

Dwg Title

LINDA RICHARDS BUILDING

Date

7/19

Security screen

Damaged fire escape structural



84



Flared lintel

Unnecessary utilities connections

Security screen

85

August

Project

DIMOCK

Scale

Sketch No.

SK-43

Dwg Title

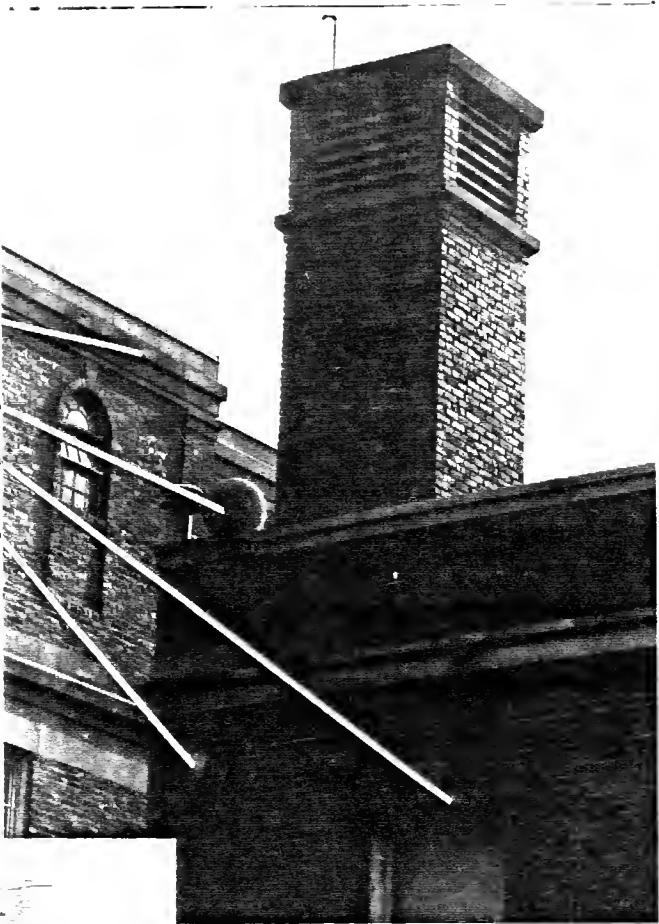
LINDA RICHARDS BUILDING

Date

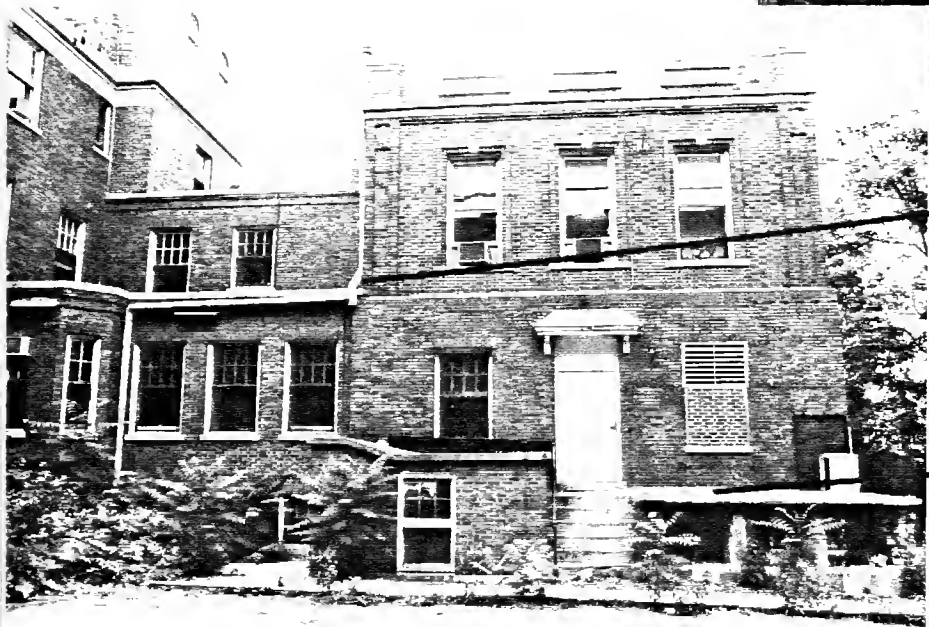
7/19

Penthouse

Decorative cast stone pieces



86



Exposed exhaust duct

Loading dock area

87



Project	DIMOCK	Scale	Sketch No.
Dwg Title	LINDA RICHARDS BUILDING	Date	SK-44
			7/19

Linda Richards Building

REHABILITATION SUGGESTIONS

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
1. Brick & mortar in several areas are in severe need of restoration. Remove all loose, mismatched & unsound mortar & masonry from exterior walls. Repoint, repair & replace as required to maintain a moisture resistant surface. (Photos # 76, 78, 79, 82, 85, 86)		Inspect & repair every 10-15 yrs
2. Utilities hardware & hook-ups not currently in use should be removed from all exterior wall surfaces. (Photo # 85)		See # 1
3. Inappropriate aluminum framed awning windows have replaced original, wooden double hung sash windows. Restore to original condition. Reduce air infiltration with weather stripping, new caulking, reglazing & sill repair. (Photos # 77, 78, 79, 84)		Paint every 4-6 yrs
4. Remove ivy & other foliage from all facades to reveal important architectural features. (Photos # 74, 75, 76, 77, 78, 79, 80, 84, 85)		Each year early spring

Linda Richards Building (Continued)

<u>Area of Work Arranged in Order of Priority; & Photo Key</u>	<u>Estimated Cost</u>	<u>Maintenance & Scheduling</u>
5. All exterior wood surfaces need repair, restoration or replacement; then scraped, sanded & painted. (Photos # 76, 77, 79, 83, 84, 85)		See # 3
6. Rear entry, handrail, stairway, approach, exposed exhaust duct, wooden louver built into a window opening & a crumbling loading platform located in one general area at the rear of the building. (Photos # 82, 84)		See # 3 & 1
7. Replace modern aluminum & glass front entrance with door and/or side-lights which duplicate the original in design, material & hardware. (Photos # 74, 75)		See # 3
8. Security bars & screens should be removed where possible & replaced with a less visible form of barrier if still necessary. (Photos # 77, 78, 84, 85)		N/A
9. Fire escape repair, maintenance, painting. (Photos # 78, 79, 82, 83, 84)		Regular maintenance for safe & proper working conditions. Scrape & paint every 4-6 yrs

LANDSCAPE FEATURES

The Dimock Center is distinguished within the immediate neighborhood by unique dominant physical features both natural and man-made. The natural features are: slope - the Center is developed on a hill above both access streets, Columbus Avenue and Washington Street; vegetation, a pleasant mix of mature specimen and dense woodland coverage; and large outcrops of "puddingstone" which dominates the interior landscape. The distinguishing man-made features are: the buildings, of important architectural and historical significance, which form a campus on the crest of the site, with less important out-buildings placed on the low land; and edges defined by stone walls (both retaining and free standing), piers, and iron fences.

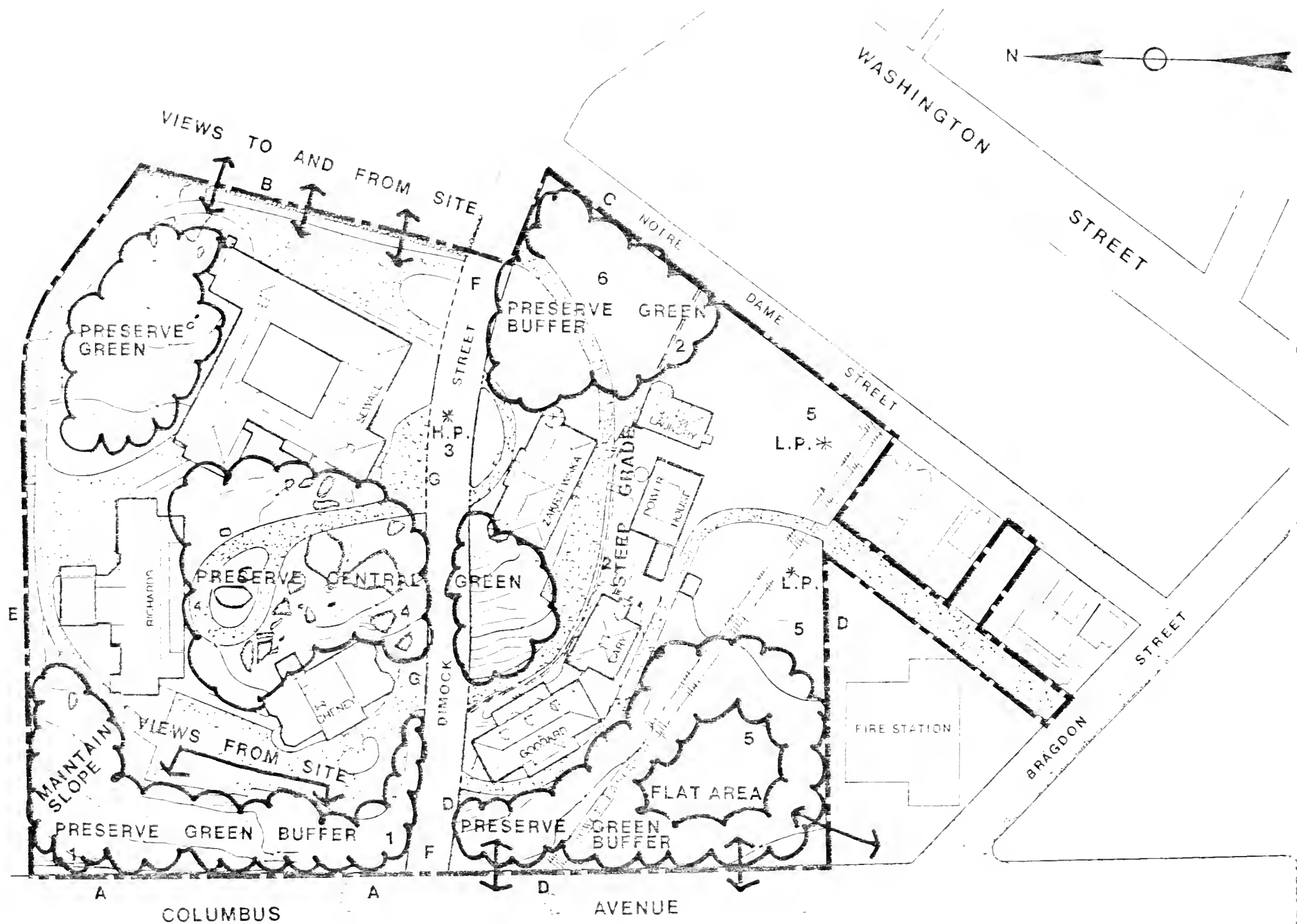
The Dimock Center is integral with the surrounding neighborhood, yet set apart from it by these unique dominant physical features, which if maintained, will enforce confidence in an established neighborhood institution. The Dimock Center needs to present itself as a source for community pride, as well as a center for educational guidance, health care and rehabilitation. This pride could be expected to be reflected in better maintenance of the residential community which is undergoing major physical change.

The Dimock Center has several definable "facades": the front door, the back door, and the public image. The front door is the view along Dimock Street, which is generally well maintained, the back door is the area behind the buildings, which is neglected, and the public image, the view from Columbus Avenue into the site, which is very poor if not non-existent.

The first priority in rehabilitating the appearance of the Dimock Center must be to order the randomly parked cars which dominate the Center. Parking areas must be established which are convenient for building access, integral to the road circulation, and understandable to the driver. Having established parking lots which will clean up the front door of the campus, attention must be given to maintenance.

There are several types of maintenance; maintenance of trash and clutter, maintenance of the landscape, and maintenance of the physical plant; buildings, roads, walks, fences, lighting, and benches. A general clean-up, maintenance schedule, and orderly parking will greatly improve the front door and back door.

A designed approach is required to establish a public image. The success of the rehabilitation and development program of the Dimock Center requires an understanding of what makes the Center physically unique and a commitment to maintaining the grounds. The following sections will address each major site feature with regard to significance, existing condition and recommendations.



I. SITE FEATURES

NATURAL FEATURES

Landforms:

1. Grade along Columbus Avenue creates natural edge. Blocks site line into campus. No development or curb cuts should be planned in this area.
2. Grade change divides site into upper and lower parcels.
3. High point.
4. Grade in outcrop area conceals Richard Building from road view as well as the view from the Building to Dimock Street.
5. Low flat areas suitable for development. Note 10' sewer easement restriction.
6. Steep slopes with mature vegetation. Some nice specimen trees.

Vegetation:

The existing vegetation falls into three broad categories: specimen trees, buffer plantings, and woodland coverage.

Distinctive areas are indicated on this map as important to maintain. Most plant material is deciduous. Evergreens should be introduced to help screen and order edges and interior spaces and to provide full seasonal interest.

MANMADE FEATURES

Defining Edges:

- A. Stone retaining wall at Columbus Ave.
- B. Free standing stone wall
- C. Stone retaining wall at Notre Dame St.
- D. Iron fence
- E. Chain link fence
- F. Dimock Street central spine through campus
 - a. Broad curb cuts



DIMOCK REHABILITATION / DEVELOPMENT GUIDELINES
MAINTENANCE AND DEVELOPMENT OF EXISTING CONDITIONS

II. Maintenance and Development of Existing Conditions

Area A

1. Large oak, important mature specimen, trunk needs attention.
2. Plant replacement specimen pinoak.
3. Prune arborvitae and stake where necessary - recreate sitting area.
4. Replace specimen with white pine.
5. Planting needed to separate cars from potential garden walk between buildings.
6. Substitute ground cover massings for grass.
7. Curb and sidewalks need repair and/or replacement.
8. Remove vines from Richards Facade - reveal arches.
9. Introduce benches and lighting.

Area B

Nicely maintained. Nicest area in campus. Introduce benches and lighting.

Area C

1. Expansive curb cut needs to be reduced. Limit parking area.
2. Create entrance for Sewall Building.
3. Replace grass in front of Zakrzewska with ground cover and eliminate parking.

Area D

1. Remove trees growing in stonewall.
2. Establish composting (leaves) area away from road edges. Clean up trash dumping.
3. Maintain woodland coverage.

Area E

1. Repair and restore iron fence.
2. Maintain deciduous buffer between Zakrzewska and power plant. This is an important screen for high rise development on the lower parcel.
3. Introduce evergreen planting (broadleaf evergreens and pines) along Columbus Avenue.
4. Develop walkways between buildings from lower level to upper level.

Area F

1. Stone retaining wall and brick entrance piers need tuck pointing.
2. Billboard to be removed, wrong character. Sign belongs on brick piers.
3. Introduce evergreen planting - rhododendrons and white pines to provide winter screen between parking lot and Columbus Avenue.
4. Plant flowering trees along walkway between buildings.

Area G

1. Large specimen trees need pruning, important oaks* should be featured.
2. Low undergrowth should be cleared.
3. Improve existing paths and create new ones.

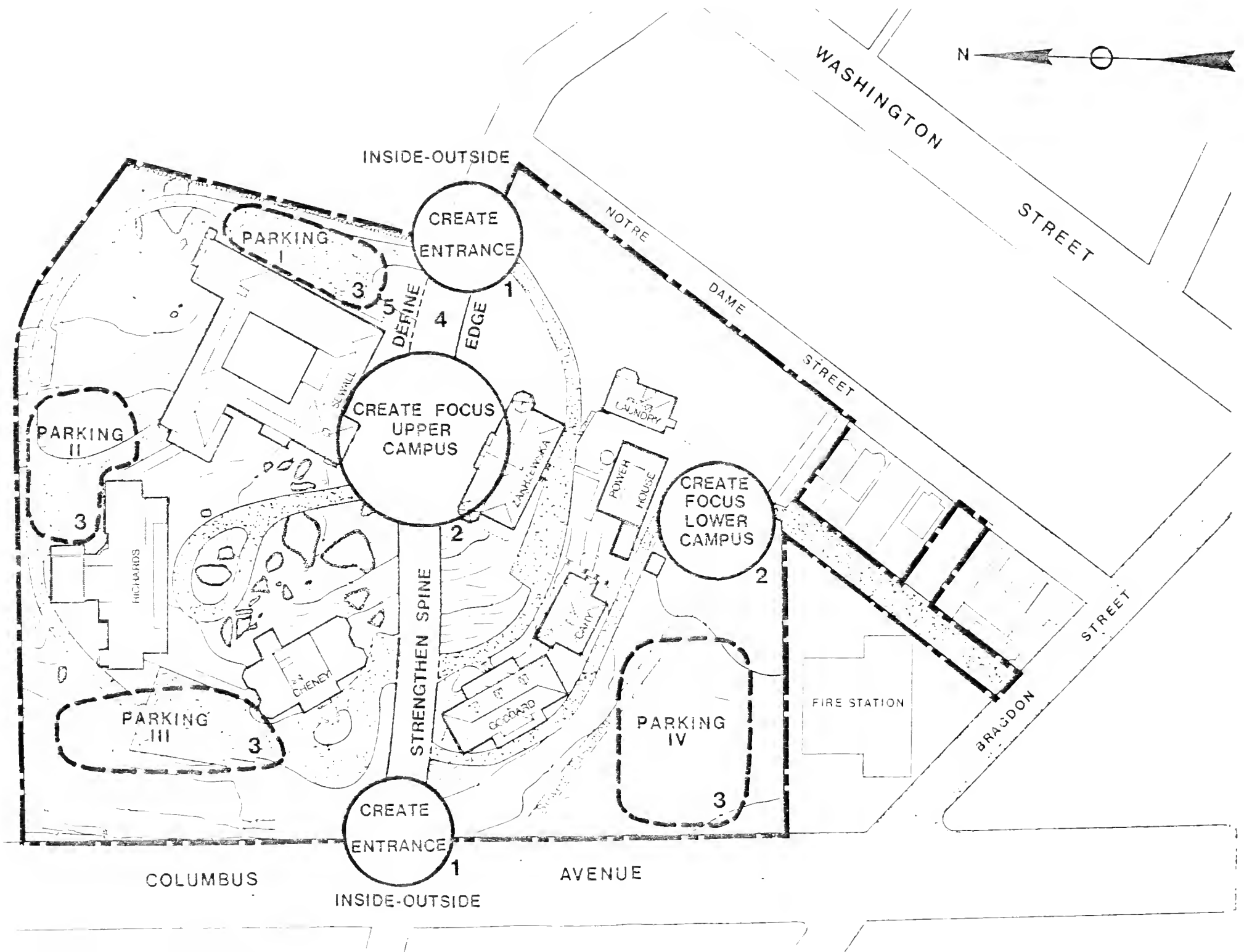
Area H

1. Stone wall needs repair and completion. There should be a defined end to the wall with a gate to the apartment complex.
2. Clean up debris along edges. Mow edge along stonewall.

Roads and Paths

Resurface where necessary - maintain edges - in some cases (Area H,1) the materials (cobblestones) give a poor appearance due to lack of maintenance.

Paths need to be enhanced with lighting and benches to encourage use and safety.



III. Ordering

Approach/Arrival

1. Strengthen entrance. Define with signs and planting. Point of arrival not clear from Columbus Ave. and non-existent from Dimock Street from Washington Street.
2. Create central focus. Upper and lower campus.
3. Directory required for campus orientation.

Parking

To retain the original campus plan the parked car must be restricted along the spine or front door of the Center.

4. Reduce curb parking. Enlarge existing parking lots I, II and III and create lot IV central to the lower campus.

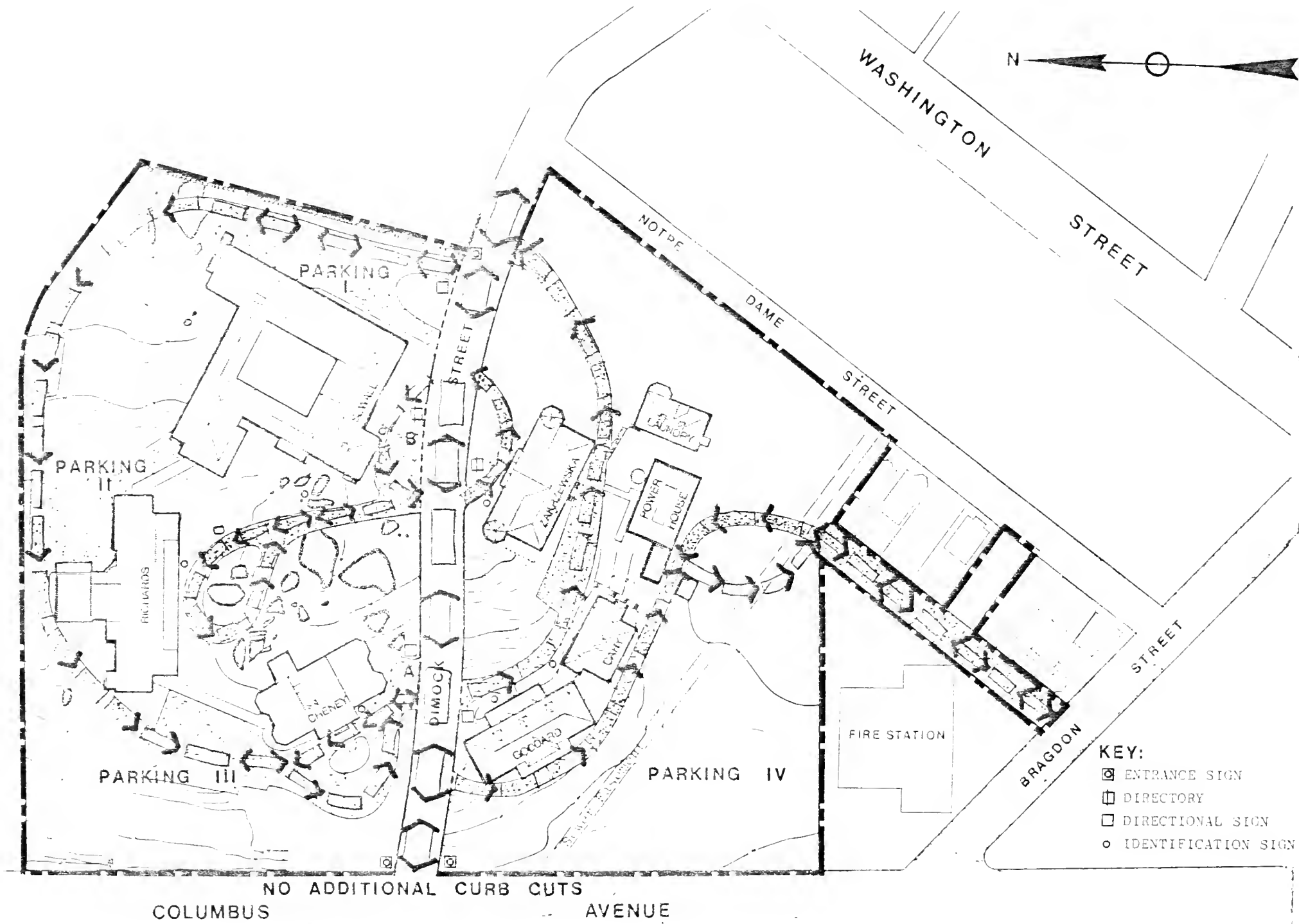
An assessment of parking requirements for each agency needs to be made.

Spine

5. Define Dimock Street with street trees to enforce park setting. Keeping in mind the changes that new plantings might have upon the historic character of the original landscape design.

Paths

Need clear access from parking to buildings. Requires direction (signs), maintenance and appeal: focal planting, lighting and seating.



IV. Circulation - Signage

Circulation

Central Spine - Dimock Street

Two way

Expanse of pavement too great - reduce curb cuts at A and B.

Site circulation -

Limited one way system.

Additional access to this site should be from Bragdon Street or Notre Dame. There should be no additional curb cuts along Columbus Avenue into the site.

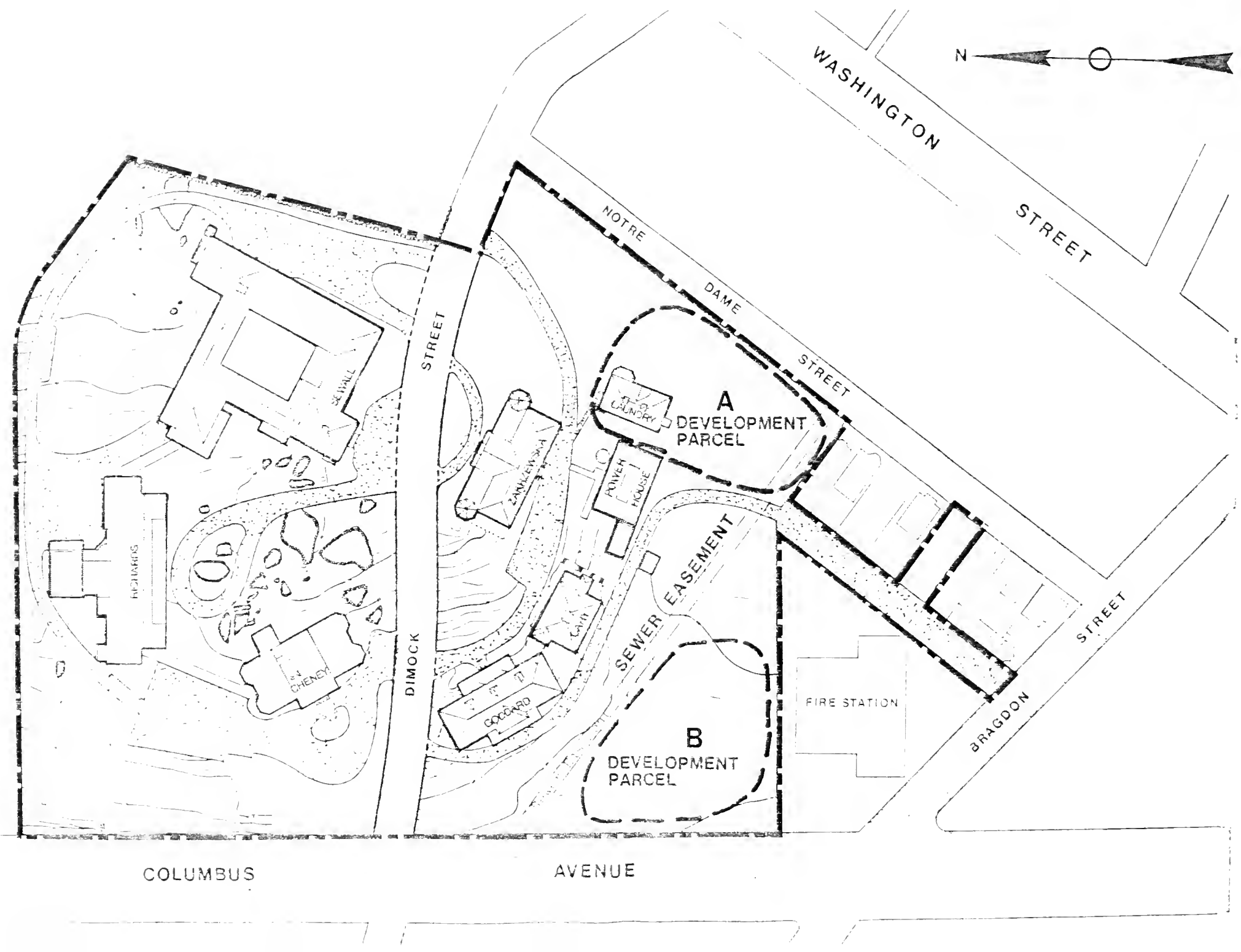
Signage

Directional:

1. Adopt consistent graphics to present individual agencies, within the center, as part of the whole.
2. Signs to be limited to primary information, i.e. building and agency name.
3. Directories (with site diagram) needed at east and west campus entrances.
4. Path signs.

Identification:

1. Building identification: historic building names should be attached to the building.
2. Location: Agency names displayed in front of building in consistent letter face but not the same as building name.
The entrance to Hawthorne Day Care should be from the Richards road, rather than from Dimock Street along the basement entrance. There are outcroppings which frame an entrance. The sign could be integrated with the stone.
The Richards Building sign on Dimock Street should be replaced with a smaller sign also integrated with the landscape.



V. Future Development

Considerations:

1. Site Capacity
 - a. Building mass
 - b. Parking requirements
 - c. Land forms
 - d. Restrictions
 - Sewer Easement
 - Access

Location A:

1. Access from Bragdon Street and Notre Dame Street
2. Adjacent to large flat parcel for on grade parking.
3. Low point of site - can absorb more height without dominating existing buildings (importance of shadow/sun studies).
4. Opportunity to develop focus for lower campus.
5. Flexibility of integration into the Campus or developed as separate function.

Location B:

Limited development possible in this area in conjunction with parking. Height limitation is an important consideration.

PHOTO ANALYSIS OF
LANDSCAPE FEATURES

Specimen trees should be featured by under pruning and clearing views towards focal points.



88

Nice deciduous planting, adequate summer screening of views into the site as well as from the parking area. Needs evergreen planting for year-round coverage. (Rhododendron, Ilex, Hemlock, Taxus, etc.)



89

SITE CHARACTER

August

Project

DIMOCK

Scale

Sketch No.

SK - 45

Dwg Title

LANDSCAPE AND SITE

Date

7/19

"Puddingstone" outcrops
dominate the inner
campus.




90

Replace grass with
groundcover massings
(vinca minor, pachy-
sandra) for better
coverage and reduced
maintenance.



91

SITE CHARACTER

	Project	DIMOCK	Scale	Sketch No.
	Dwg Title	LANDSCAPE AND SITE	Date 7/19	SK - 46

Maintain woodland
character.



92

Maintain mature trees.



93

SITE CHARACTER

August

Project

DIMOCK

Scale

Sketch No.

SK - 47

Dwg Title

LANDSCAPE AND SITE

Date

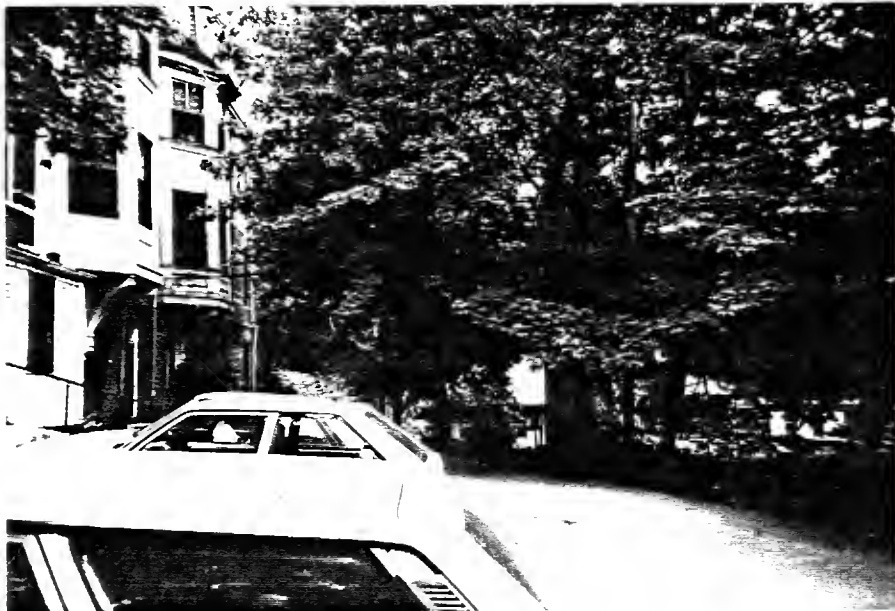
7/19

Develop paths through
this area.



94

Deciduous tree mass
fine shield for verti-
cal expansion of the
power plant. Short
term parking nicely
tucked into the land-
form where the cars do
not intrude.



95

SITE CHARACTER



Project	DIMOCK	Scale	Sketch No.
Dwg Title	LANDSCAPE AND SITE	Date	SK - 48
		7/19	

This view through the outcrop area could be just as nice as the view (11) across the road given the proper maintenance, i.e. trimmed edges.



96

The residential-park setting is achieved through well maintained lawn, simple planting, and open space.



97

SITE CHARACTER



Project	DIMOCK	Scale	Sketch No.
Dwg Title	LANDSCAPE AND SITE	Date	SK - 49
		7/19	

Maintained lawn and
clipped edges make this
area of the campus ap-
pealing.



98

Careful maintenance
makes this the most
appealing part of the
campus.



99

SITE CHARACTER



Project	DIMOCK	Scale	Sketch No. SK - 50
Dwg Title	LANDSCAPE AND SITE	Date 7/19	

The Dimock Community Health Center sign should be on the brick entrance piers and not on the hill. The brick work and the stone wall need to be tuck-pointed.



100

The iron fence needs to be repaired and/or replaced.



101

COLUMBUS AVENUE ENTRANCE



Project	DIMOCK	Scale	Sketch No
Dwg Title	LANDSCAPE AND SITE	Date	SK - 51
		7/19	

The Washington Street entrance needs definition.




102

There is no indication of arrival or directional information at the Washington Street entrance



103

DIMOCK STREET ENTRANCE

	Project	DIMOCK	Scale	Sketch No.
	Dwg Title	LANDSCAPE AND SITE	Date	SK - 52
			7/19	

The edges of Dimock Street, the campus spine, should be better defined. This can be done through street trees, reduced curb cuts, and restricted parking. The parking shown here should be eliminated.



105

Curb cuts along Dimock Street are too broad. Signs too temporary. Site lines obscured by plants. Parking on Dimock Street, if any, should be on one side of the street only.



106

DIMOCK STREET CURB CUTS

August

Project

DIMOCK

Scale

Sketch No.

SK - 53

Dwg Title

LANDSCAPE AND SITE

Date

7/19

Central decision point
without focus or direc-
tional information.
Too much pavement. Too
many cars.




107

The curb cut on Dimock
Street is too broad.
The entrance to the
Sewall building needs
definition.



108

DIMOCK STREET CURB CUTS

	Project DIMOCK	Scale	Sketch No. SK - 54
	Dwg Title LANDSCAPE AND SITE	Date 7/19	

The entrance planting gives nice screening for the building but is seasonal. Evergreen materials should be planted and the dead limbs pruned.



109

This is the entrance to the Dimock Center from Washington Street. There is no indication that one has arrived nor is directional information given.



110

SITE ENTRANCE



Project	DIMOCK	Scale	Sketch No.
Dwg Title	LANDSCAPE AND SITE	Date	SK - 55
		7/19	

The entrance needs to be defined.



111

This building has a nice entrance which could be greatly improved with proper maintenance and restricted parking.



112

BUILDING ENTRANCE

August

Project

DIMOCK

Scale

Sketch No

SK - 56

Dwg Title

LANDSCAPE AND SITE

Date

7/19

The Cheney entrance needs a better approach. This could be achieved by a narrower curb cut on Dimock Street.



113

The vines obscuring the building lines should be removed. The road edge at the island need maintaining. A replacement tree (Pinoak) should be planted in the island.



114

BUILDING ENTRANCE



Project	DIMOCK	Scale	Sketch No. SK - 57
Dwg Title	LANDSCAPE AND SITE	Date 7/19	

The entrance to the Hawthorne Center, passing by the basement entrance, is not well situated.



115

Distinctive entrance could be created through the existing outcrops which define the walk and hold the sign. Drop-off on the side road reduces congestion on Dimock.



116

SIGNAGE ENTRANCE



Project	DIMOCK	Scale	Sketch No.
Dwg Title	LANDSCAPE AND SITE	Date	SK - 58
		7/19	

Nice view across the campus. Bad sign placement.




117

Richards sign should be incorporated into the outcrop.



118

SIGNAGE ENTRANCE

	Project	DIMOCK	Scale	Sketch No.
	Dwg Title	LANDSCAPE AND SITE	Date	SK - 59
			7/19	

The east wall is nicely reinforced by deciduous trees. The wall needs to be tuck-pointed and the mowing strip maintained or replaced with groundcover.



119

The wall needs to be continued to a logical end. If an opening to the apartments is desired, it should be a proper gate.



120

EDGES

August

Project

DIMOCK

Scale

Sketch No.

SK - 60

Dwg Title

LANDSCAPE AND SITE

Date

7/19

Iron fence should be continued to the drive.



121

Fence repairs should be made and plants removed from the fence line.



122

EDGES

	Project DIMOCK	Scale	Sketch No. SK - 61
	Dwg Title LANDSCAPE AND SITE	Date 7/19	

Columbus Avenue fence
along south property
line.



123

Plants growing through
the fence should be
removed.



124

EDGES

August

Project

DIMOCK

Scale

Sketch No.

SK - 62

Dwg Title

LANDSCAPE AND SITE

Date

7/19

The billboard sign should be removed. The stone retaining wall needs tuck-pointing. The view to the Cheney entrance is good.



125

The important grade change and dense planting along Columbus Avenue should not be disturbed.



126

EDGES

	Project	DIMOCK	Scale	Sketch No.
	Dwg Title	LANDSCAPE AND SITE	Date	SK - 63
			7/19	

Access between the buildings from a lower parking area need to be developed.



127

Nice landscape garden feature. Needs to be cleaned up and pruned.



128

PLANTING

August

Project

DIMOCK

Scale

Sketch No.

SK - 64

Dwg Title

LANDSCAPE AND SITE

Date

7/19

The planting of dog-woods, almonds, crabs and/or redbuds along the walkway would soften the parking edge and add interest to the walkway



129

Important grade change, additional planting needed to screen cars. Consider arching street trees.



130

PLANTING



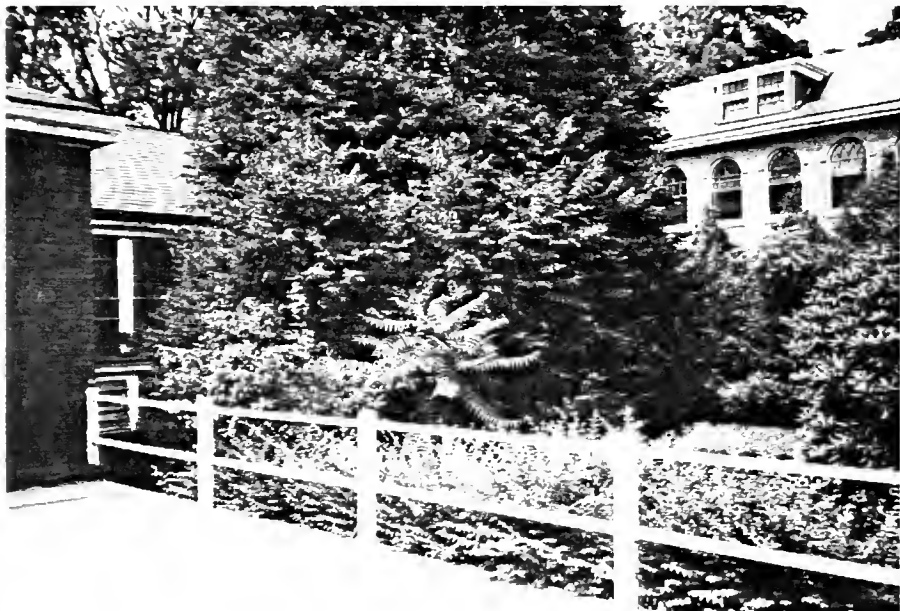
Project	DIMOCK	Scale	Sketch No. SK - 65
Dwg Title	LANDSCAPE AND SITE	Date 7/19	

The entrance to the Sewall courtyard is obstructed by mature rhododendron.



131

The Linden should be pruned to allow benches under the tree.



132

COURTYARD

<div> <div>August</div> </div>	<div>Project</div> <div>DIMOCK</div>	<div>Scale</div>	<div>Sketch No.</div> <div>SK - 66</div>
	<div>Dwg Title</div> <div>LANDSCAPE AND SITE</div>	<div>Date</div> <div>7/19</div>	

Views into the courtyard are blocked by overgrown plants.



133

Thin crabtrees screening arched windows.



134

COURTYARD

	Project	DIMOCK	Scale	Sketch No.
	Dwg Title	LANDSCAPE AND SITE	Date	SK - 67
			7 / 19	

Too many cars in the
wrong place. This
should be the entrance
to Cheney.




135

Inefficient use of
parking lot.



136

PARKING

	Project DIMOCK	Scale	Sketch No. SK - 68
	Dwg Title LANDSCAPE AND SITE	Date 7/19	

Cars parked in the
wrong place.



137

Short term parking
could be provided for
here. Present use is
haphazard.



138

PARKING



Project	DIMOCK	Scale	Sketch No. SK - 69
Dwg Title	LANDSCAPE AND SITE	Date 7/19	

Trash from road edge to be removed, limbs pruned to give view across landscape, and road edge mowed.



139

Sidewalk and curb needs to be repaired.



140

MAINTENANCE

August

Project

DIMOCK

Scale

Sketch No.

SK - 70

Dwg Title

LANDSCAPE AND SITE

Date

7/19

Road surfaces, edging,
and fencing combine to
give an unkempt appear-
ance.




141

Nice materials, cob-
bles, needs maintaining
to realize potential.



142

MAINTENANCE

	Project	DIMOCK	Scale	Sketch No.
	Dwg Title	LANDSCAPE AND SITE	Date	SK - 71
			7/19	

Obvious maintenance
needs to be attended
to.



143

Obvious maintenance.



144

MAINTENANCE

	Project	DIMOCK	Scale	Sketch No
	Dwg Title	LANDSCAPE AND SITE	Date 7/19	SK - 72

BOSTON PUBLIC LIBRARY



3 9999 06316 409 7

